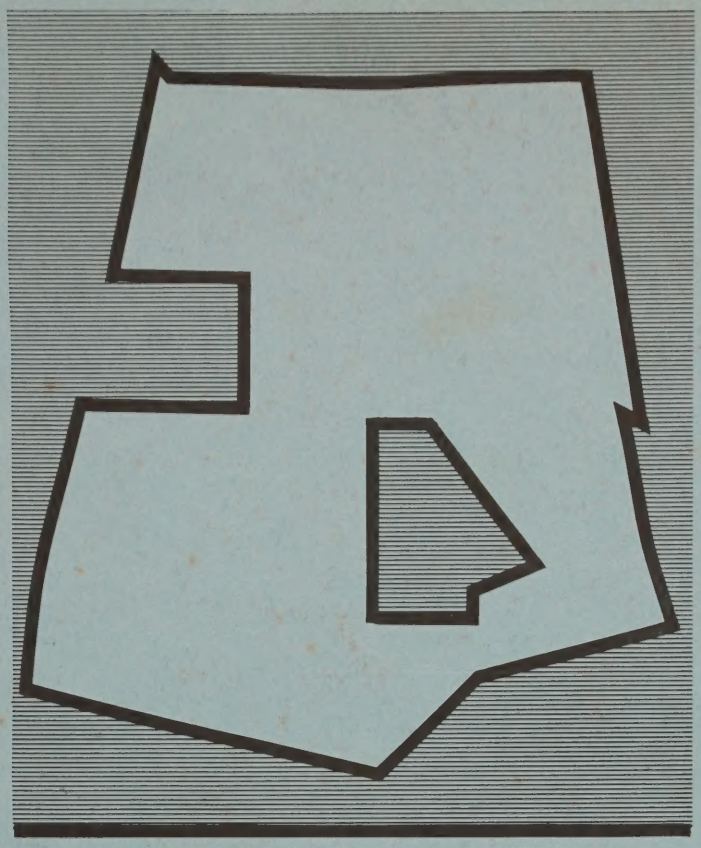

MONTGOMERY STREET URBAN RENEWAL AREA

PROJECT NO. N. J. R. 135

JERSEY CITY
REDEVELOPMENT AGENCY
JERSEY CITY, N.J.

FINAL
PROJECT
REPORT

PART
TWO
OF
APPLICATION
FOR
LOAN
AND
GRANT

NOVEMBER 1967

BINDER
NUMBER

8

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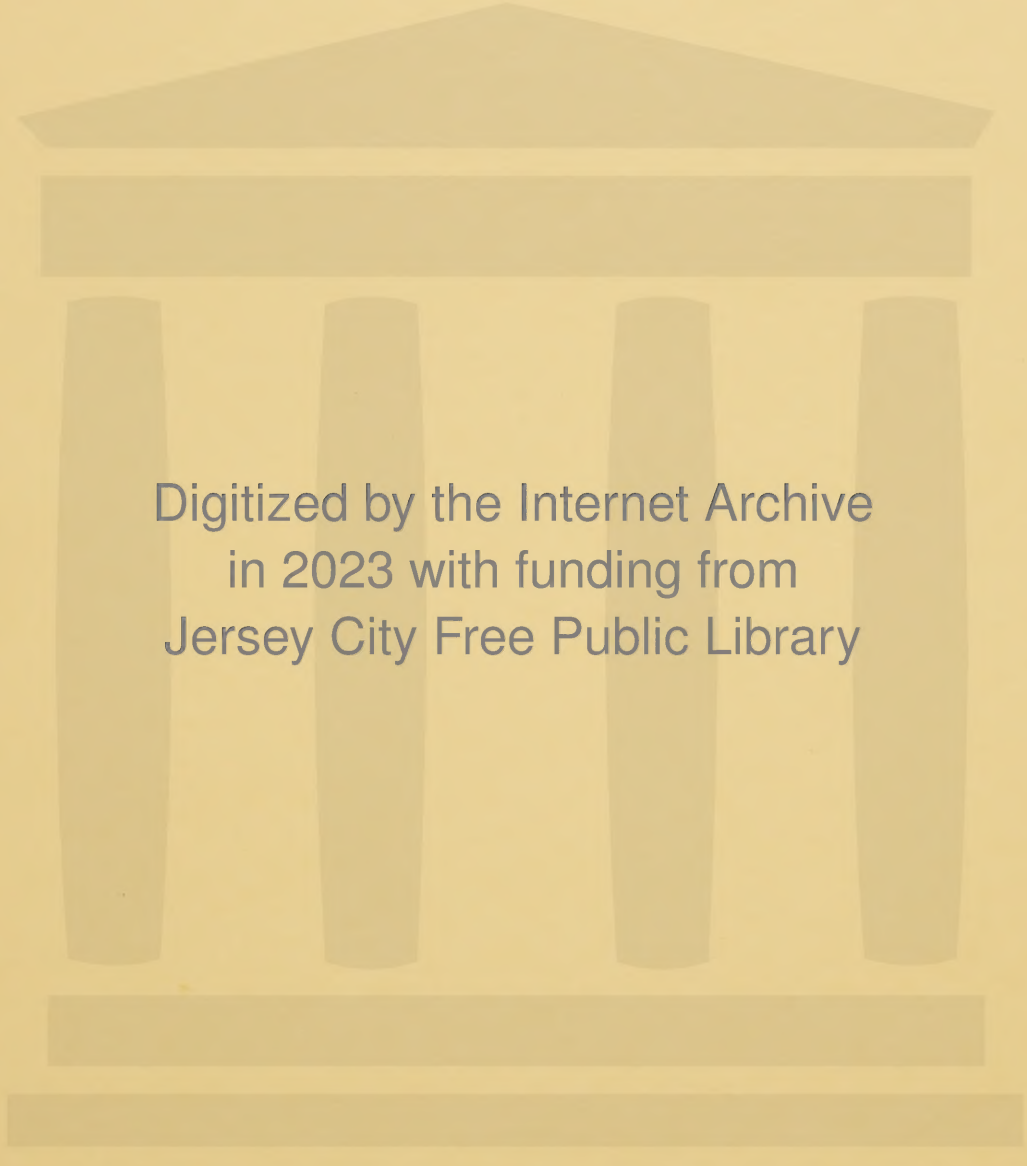

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R-301 Urban Renewal Plan, as approved by governing bodies of LPA and Locality.

The Urban Renewal Plan as approved by the governing bodies of the Jersey City Redevelopment Agency and the City of Jersey City is included herein.

R-301 URBAN RENEWAL PLAN

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B. DESCRIPTION OF PROJECT

1. BOUNDARIES OF URBAN RENEWAL AREA

The boundaries of the Montgomery Street Urban Renewal Area are shown on the Boundary Map, U.R.P. Map No. 1, dated July, 1967 and are described as follows:

Beginning at the intersection of the northern right-of-way line of Railroad Avenue and the western boundary of the New Jersey Turnpike Extension; thence in a southerly direction along the western boundary of the New Jersey Turnpike Extension to the southern right-of-way line of Grand Street; thence in a southwesterly direction along the southern right-of-way line of Grand Street to the southern right-of-way line of Fairmount Avenue; thence in a westerly direction along the southern right-of-way line of Fairmount Avenue to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Bright Street; thence in an easterly direction along the northern right-of-way line of Bright Street to the western right-of-way line of Florence Street; thence in a northerly direction along the western right-of-way line of Florence Street to the southern right-of-way line of Montgomery Street; thence in a westerly direction along the southern right-of-way line of Montgomery Street to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Academy Street; thence in an easterly direction along the northern right-of-way line of Academy Street and Railroad Avenue to the point and place of Beginning.

Within the above described area lies an area excluded from the Montgomery Street Urban Renewal Area, which is described as follows:

Beginning at the intersection of the eastern right-of-way line of Fremont Street, and the southern right-of-way line of Bright Street; thence in an easterly direction along the southern right-of-way line of Bright Street to the western property line of the National Docks Railway; thence in a southeasterly direction along the western property line of the National Docks Railway to the northern right-of-way line of Colden Street; thence on various courses along the northern right-of-way line of Colden Street to the eastern right-of-way line of Fremont Street; thence in a northerly direction along the eastern right-of-way line of Fremont Street to the point and place of beginning.

2. URBAN RENEWAL PLAN OBJECTIVES

The objectives of the Urban Renewal Plan are:

a. To remove substandard buildings and eliminate blighting influences.

b. To provide large tracts to allow for the development of moderate income housing to meet a growing need in the city and the region.

c. To allow the development of a variety of housing types in a coordinated manner.

d. To provide conveniently located neighborhood shopping and recreation facilities.

e. To provide land for a high school athletic field to serve the high school to be built to the east of the project area.

f. To provide industrial sites of sufficient size to handle the expansion needs of existing industries to be relocated from the project area.

g. To provide standard housing within the financial means of displaced families and individuals in the project area.

h. To eliminate as many railroad underpasses as possible because of the lack of sufficient clearance for many motor vehicles.

i. To eliminate obsolete street patterns throughout the area and to discourage unrelated traffic in residential areas.

j. To provide for the separation of sanitary and storm sewers, as possible, throughout the project area.

k. To improve the overall appearance of the area through the placement of utility lines underground.

l. To coordinate the development of new residential uses with existing public housing projects in the area.

3. TYPES OF PROPOSED RENEWAL ACTIONS

The proposed renewal actions for the project area include the clearance and redevelopment of all properties in the project area with the exception of the railroad trackage holdings of the Lehigh Valley Railroad and the power station of Public Service Gas and Electric Company.

Streets will be widened and repaved as necessary. The combined sanitary and storm sewer system will be separated where possible. Telephone and electric lines will be placed underground throughout most of the project. Active recreation facilities will be provided to serve the needs of project area residents. The residential areas will be developed with predominantly moderate cost housing to serve people living in the project area and other deteriorating areas of the city.

C. LAND USE PLAN

1. LAND USE MAP

The Land Use Map, U.R.P. Map No. 2, dated July, 1967, shows the following:

a. Thoroughfare and street rights-of-way.

b. Other public uses and easements.

c. Residential - low density uses.

d. Residential - medium density uses.

e. Residential - high density uses.

f. Commercial uses.

g. Industrial uses.

h. Parking uses.

2. LAND USE PROVISIONS AND BUILDING REQUIREMENTS

a. Uses to be permitted in the project area within each of the reuse areas are as follows:

(1) Public: The permitted uses shall be athletic facilities and neighborhood centers containing facilities for recreation, health and education and accessory uses customarily incidental thereto including enclosed and open parking and outdoor recreational structures.

(2) Easements: The permitted uses of easements shall be underground utility lines and intensive planting areas for screening. Utility easements may lie under paved parking areas, while the planting easements, located along the railroad, shall be utilized for planting purposes only. Planting easements shall be owned and maintained by the owners of parcels adjoining the railroad as shown on the Land Use Map.

(3) Residential - Low Density: The permitted uses shall be townhouses, garden apartments or other similar types of multiple family dwellings and accessory uses customarily incidental thereto including enclosed and open parking and outdoor recreational structures.

(4) Residential-Medium Density: The permitted use shall be multiple family dwellings and accessory uses customarily incidental thereto including enclosed and open parking and outdoor recreational structures.

(5) Residential-High Density: The permitted use shall be high-rise multiple family dwellings and accessory uses customarily incidental thereto including enclosed and open parking and outdoor recreational structures.

(6) Commercial: The permitted uses shall be commercial uses designed to serve the immediate neighborhood, including drug stores, supermarkets, delicatessens, bakeries, dairies, liquor stores, hardware stores, stationery stores, record shops, gift shops, junior department stores, furniture stores, appliance stores, restaurants, sandwich shops, taverns and office uses above the first floor.

(7) Industrial: The permitted uses shall be as follows:

(a) Offices

(b) Light industry where the only activity involved is one of the fabricating or the assembling of standardized parts as contrasted to a processing activity which would involve a physical or chemical process which would change the nature or character of the product or raw material.

(c) Scientific or research laboratories devoted to research, design or experimentation, and processing and fabricating incidental thereto, provided that no materials or finished products shall be manufactured, processed or fabricated on said premises for sale, except such as are incidental to said laboratory activities or are otherwise permitted in this district.

(d) The wholesaling of goods or services, including the warehousing or storage of goods, provided such activities and inventories are conducted entirely within an enclosed structure or are conducted in open yard areas which are adequately screened from view from adjacent lots or roads.

(e) Laundry, cleaning and dyeing work, and carpet and rug cleaning.

(f) Commercial bakeries.

(g) Public utility structures.

(h) Accessory uses customarily incidental to the above uses; including enclosed and open parking.

(8) Parking: The permitted use shall be parking for motor vehicles.

b. Additional regulations, controls or restrictions to be imposed within each of the reuse areas are as follows:

(1) Public

(a) Planning and Design Objectives

The two new public uses include a high school athletic field at the corner of Montgomery and Merseles Streets and a neighborhood center on Grand Street. The high school athletic field is to functionally relate to the high school to be built north of Montgomery Street and east of the project area. The design objective in this case is to provide a facility which will present an aesthetically pleasing approach to the project area as seen from Montgomery Street.

The neighborhood center on Grand Street is to be developed as a multi-purpose facility designed to provide leisure activities for neighborhood residents.

(b) Yard Requirements

Front, side and rear yards shall be not less than fifteen (15) feet.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed twenty-five (25) percent.

(d) Density

Density controls are not applicable to this use.

(e) Building Height

The maximum building height shall be forty (40) feet.

(f) Access to Housing Units

Not applicable to this use.

(g) Off-Street Parking

There shall be provided a minimum of one (1) off-street parking space for each four hundred (400) square feet of floor area. No off-street parking shall be required on the site of the high school athletic field.

(h) Off-Street Loading

No loading or unloading shall take place from a street.

(i) Landscaping

A minimum of twenty (20) percent of the lot area shall be landscaped. All areas not used for the athletic field or for the building, parking areas, or access drives shall be landscaped.

(2) Residential-Low Density

(a) Planning and Design Objectives

The objective is to provide low density housing in an area protected from excessive vehicular traffic which can accommodate housing units with three and four bedrooms, thus making this area the most suitable for families with children. The objective is further to develop housing for moderate income families.

(b) Yard Requirements

No building shall be closer than ten (10) feet to any property line.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed thirty-five (35) percent.

(d) Density

The density of housing units shall not exceed twenty-five (25) per acre.

(e) Building Height

The maximum building height shall be three stories or thirty-five (35) feet.

(f) Access to Housing Units

All buildings shall be designed so that the maximum vertical distance any one is required to walk in order to arrive at the kitchen of any housing unit shall be no more than one story.

(g) Off-Street Parking

There shall be provided a minimum of one (1) off-street parking space for each housing unit.

(h) Off-Street Loading

No loading or unloading shall take place from a street.

(i) Landscaping

A minimum of twenty-five (25) percent of the lot area shall be landscaped. All areas not developed for building or access drives or parking areas shall be landscaped.

(3) Residential-Medium Density

(a) Planning and Design Objectives

The two areas to be developed at medium density shall provide an effective screen between the low density residential uses and outlying non-residential uses. Traffic from these uses is to remain effectively separated from the low density residential areas in the project. The objective is to provide housing for moderate income families.

(b) Yard Requirements

No building shall be closer than fifteen (15) feet to any property line.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed twenty-five (25) percent.

(d) Density

The density of housing units shall not exceed sixty (60) per acre.

(e) Building Height

The maximum building height shall be six (6) stories or sixty (60) feet.

(f) Access to Housing Units

Each building shall have elevator service.

(g) Off-Street Parking

There shall be provided a minimum of four (4) parking spaces for each five (5) housing units.

A minimum opening of thirty (30) feet shall be provided at each building entrance from the parking area to allow for deliveries and convenient access to the building.

No loading or unloading shall take place from the street. All loading or unloading shall take place from the parking lot.

(i) Landscaping

A minimum of twenty-five (25) percent of the lot area shall be landscaped. All areas not developed for building or access drives or parking areas shall be landscaped.

(4) Residential-High Density

(a) Planning and Design Objectives

To provide an area of high population densities near the neighborhood commercial facility as a means of establishing a sound, convenient relationship between the uses. The high density area shall also provide an effective means of retaining the quiet character of the adjoining low density residential uses. The objective is to provide housing for moderate income families.

(b) Yard Requirements

No building shall be closer than fifteen (15) feet to the nearest property line. The parking and pedestrian plaza may abut the street line.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed twenty (20) percent.

(d) Density

The density of housing units shall not exceed one hundred (100) per acre.

(e) Building Height

The maximum building height shall be twenty-one (21) stories or two hundred ten (210) feet.

(f) Access to Housing Units

Each building shall have elevator service.

(g) Off-Street Parking

There shall be provided a minimum of two (2) parking spaces for each three (3) housing units. A minimum opening of thirty (30) feet shall be provided at each building entrance from the parking area to allow for deliveries and convenient access to the building.

(h) Off-Street Loading

No loading or unloading shall take place from the street. All loading or unloading shall take place from the parking lot.

(i) Landscaping

A minimum of twenty-five (25) percent of the lot area shall be landscaped. All areas not developed for building or access drives or parking areas shall be landscaped.

(5) Commercial

(a) Planning and Design Objectives

To provide a conveniently located neighborhood shopping center oriented to the needs of the residents of the project area as well as persons traveling to the center on Grand Street.

(b) Yard Requirements

No building shall be closer than ten (10) feet to the nearest property line.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed thirty-five (35) percent.

(d) Density

Not applicable to this use.

(e) Building Height

The maximum building height shall be forty (40) feet.

(f) Access to Housing Units.

Not applicable to this use.

(g) Off-Street Parking

There shall be provided a minimum of one (1) parking space for each three hundred (300) square feet of building area.

(h) Off-Street Loading

One off-street loading space shall be provided for each twenty thousand (20,000) square feet or major portion thereof.

(i) Landscaping

A minimum of fifteen (15) percent of the lot area shall be landscaped. All areas not developed for building or access drives or parking area shall be landscaped.

(6) Industrial

(a) Planning and Design Objectives

To provide large parcels of conveniently located land to accommodate the expansion and modernization needs of local industry while at the same time developing these areas to be compatible with nearby residential and school uses.

(b) Yard Requirements

No building shall be closer than ten (10) feet to the nearest street line.

(c) Land Coverage

The maximum amount of land covered by buildings shall not exceed sixty (60) percent.

(d) Density

Not applicable to this use.

(e) Building Height

The maximum building height shall be forty (40) feet.

(f) Access to Housing Units

Not applicable to this use.

(g) Off-Street Parking

There shall be provided a minimum of one (1) off-street parking space for each four thousand (4,000) square feet of floor area.

(h) Off-Street Loading

One off-street loading space shall be provided for the first ten thousand (10,000) square feet of floor area and for each additional twenty thousand (20,000) square feet.

(i) Landscaping

A minimum of ten (10) percent of the lot area shall be landscaped.

(7) Parking

(a) Planning and Design Objectives

To provide an area conveniently located to supply additional needed parking for a public housing project adjoining the urban renewal area, since the public housing project has insufficient parking on site.

(b) Yard Requirements

No parking spaces shall be closer than five (5) feet to the street line.

(c) Land Coverage

Not applicable to this use.

(d) Density

Not applicable to this use.

(e) Building Height

Not applicable to this use.

(f) Access to Housing Units

Not applicable to this use.

(g) Off-Street Parking

Not applicable to this use.

(h) Off-Street Loading

Not applicable to this use.

(i) Landscaping

A minimum of fifteen (15) percent of the lot area shall be landscaped such landscaping to provide screening along lot lines.

(8) General Provisions

(a) Off-Street Parking and Loading

1/ Each parking space shall have a minimum width of nine (9) feet and a minimum depth of twenty (20) feet, and shall be suitably delineated.

2/ Each loading space shall have a minimum width of twelve (12) feet, a minimum depth of forty (40) feet and a minimum overhead clearance of fourteen (14) feet.

3/ Aisles for movement of traffic within each parking area shall have a minimum width of twenty-two (22) feet.

4/ Screen planting of a dense evergreen material not less than four (4) feet in height nor more than six (6) feet in height shall be provided in any location where the lights from vehicles within an off-street parking area for five (5) or more cars may shine directly into windows of nearby residences. In lieu of screen planting, a wooden fence of woven lattice or wooden louvre type of split cedar fence with a maximum of three-quarter (3/4) inch spacing may be provided not less than four (4) feet in height.

5/ Illumination of parking areas with over five (5) parking spaces is required during hours of use after dark and shall be of a low level with shielding to prevent glare. In no case shall such lights shine directly onto any adjacent lot or street.

6/ Surfacing shall be of concrete or asphalt material to provide a hard, drained and dust free surface.

7/ All off-street parking areas shall provide curbing or the equivalent to prevent vehicles from encroaching on landscaped or sidewalk areas.

8/ Time of Provision - All off-street parking and loading requirements shall be met on or before the time of completion of the construction or enlargement of any structure.

(b) Accessory Uses

1/ Accessory structures shall meet the setback requirements of the principal use.

2/ Accessory industrial structures shall not exceed forty (40) feet in height. Accessory residential or commercial structures shall not exceed twenty (20) feet in height.

3/ The land covered by accessory structures shall be included in the land covered by the principal building in computing land coverage.

4/ Plans for location and design of accessory structures shall accompany the plans for the principal structure and shall be approved by the Jersey City Redevelopment Agency.

(c) Signs

1/ Signs on commercial buildings shall not exceed ten (10) percent of the area of the side of the building upon which the sign is attached. Each outside wall shall be permitted one sign for each business.

2/ Signs on buildings in the industrial use areas shall not exceed one hundred fifty

(150) square feet in area or ten (10) percent of the area of the front of the building, whichever is less. No more than one (1) sign shall be permitted on each parcel. Said sign may be free standing or attached to the building, but in no event shall a sign be placed in the required setback area. Said sign may be internally or externally illuminated but no glare from external lighting shall be visible beyond lot lines.

(d) Planting Easements

1/ Planting easements are located in redevelopment parcels only. There are no planting easements on properties not to be acquired.

2/ Planting easements shall be owned and maintained in good condition by the owner of the redevelopment parcel.

3/ Planting easements shall be credited toward the minimum landscaping requirements of this Urban Renewal Plan.

4/ The purpose of the planting easement is to provide an effective screen between the railroad, the Public Service Gas and Electric Company power substation and the adjoining uses. Trees should be planted which have a maximum height of at least 25 feet and the trees shall be at least 6 feet in height at planting. The spacing of plants will be determined on the basis of the types of trees used in the easement. The redeveloper shall submit a proposed planting scheme, including the spacing and the types of trees. The Redevelopment Agency shall review the proposed planting scheme to determine its adequacy as a screening device.

(9) Review and Approval of Plans and Specifications

In order to establish and maintain values and insure aesthetic and functional coordination essential to carrying out the objectives of the Urban Renewal Plan, developers shall agree to certain additional controls through such means as are deemed appropriate by the Jersey City Redevelopment Agency. Such controls will be concerned solely with aesthetic and functional considerations and will not relieve developers of their

responsibilities to comply with all ordinances and governmental rules and regulations including the Urban Renewal Plan. The Jersey City Redevelopment Agency specifically reserves the right to review and approve the developer's detailed plans, final working drawings and specifications. Review and approval will be specifically concerned with, but not limited to, site planning, architectural and construction details, screening and landscaping, ingress and egress and signs.

Preliminary sketches, drawings of site plans and building elevations in sufficient detail to show access, layout, landscaping and building construction shall be submitted to the Redevelopment Agency for review and approval before working drawings are made.

c. Statement of Duration of Provisions and Requirements.

The provisions of the Urban Renewal Plan specifying the land use for the Project Area and the requirements and restrictions thereto shall be in effect for a period of forty-nine (49) years following the official adoption of the Urban Renewal Plan by the Municipal Council of the City of Jersey City.

d. Application of Provisions and Requirements of the Urban Renewal Plan to Property not to be Acquired.

(1) The provisions of Sections C 2a, and C 2b, above shall be applicable to property not to be acquired in the Project Area where such property is extended or enlarged on land acquired or where such property is substantially altered, improved or renovated within the not-to-be acquired parcel.

D. PROJECT PROPOSALS

1. LAND ACQUISITION

a. Identification of Real Property Proposed to be Acquired.

(1) All real property to be acquired for clearance and redevelopment is identified on the Land Acquisition Map, U.R.P. Map No. 3, dated July, 1967.

(2) All real property to be acquired for clearance and construction of public facilities is identified on the Land Acquisition Map, U.R.P. Map No. 3, dated July, 1967.

(3) Rehabilitation and conservation is not contemplated within the Project Area.

b. The only properties not-to-be acquired in the Project Area are owned by quasi-public utilities. Public Service Gas and Electric Company has a power substation which is not-to-be acquired, and the railroad lines which cut through the Project Area are not-to-be acquired. These properties will be screened from disposition parcels by planting easements as described in this Urban Renewal Plan.

c. The Jersey City Redevelopment Agency does not contemplate exempting from acquisition any properties designated for acquisition.

2. REHABILITATION AND CONSERVATION

Rehabilitation and conservation is not contemplated within the Project Area.

3. REDEVELOPER'S OBLIGATIONS

In order to achieve the objectives of the Urban Renewal Plan, each redeveloper shall construct improvements in conformity with this plan and commence and complete such construction within a reasonable time as determined by the Jersey City Redevelopment Agency. The time will be specified in disposition documents.

4. UNDERGROUND UTILITY LINES

All utility lines will be placed underground within the Project Area with the probable exception of those utilities within the easement along the northern border of the project; which will remain overhead because of the high voltage carried in the lines from the substation nearby. The effect of overhead lines in this easement will be minimal since the easement abuts an embankment to the north.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. The Urban Renewal Plan contains all provisions necessary to meet State of New Jersey requirements under the Redevelopment Agencies Law.

2. The Urban Renewal Plan contains all provisions necessary to meet all requirements of the City of Jersey City.

3. In order to comply with the requirements of the laws of the State of New Jersey, the following statement is made in reference to the provisions for the temporary relocation and permanent rehousing of the persons residing in the Montgomery Street Urban Renewal Area:

There are presently approximately 195 families of two or more persons and 25 individuals who have permanent residence in the

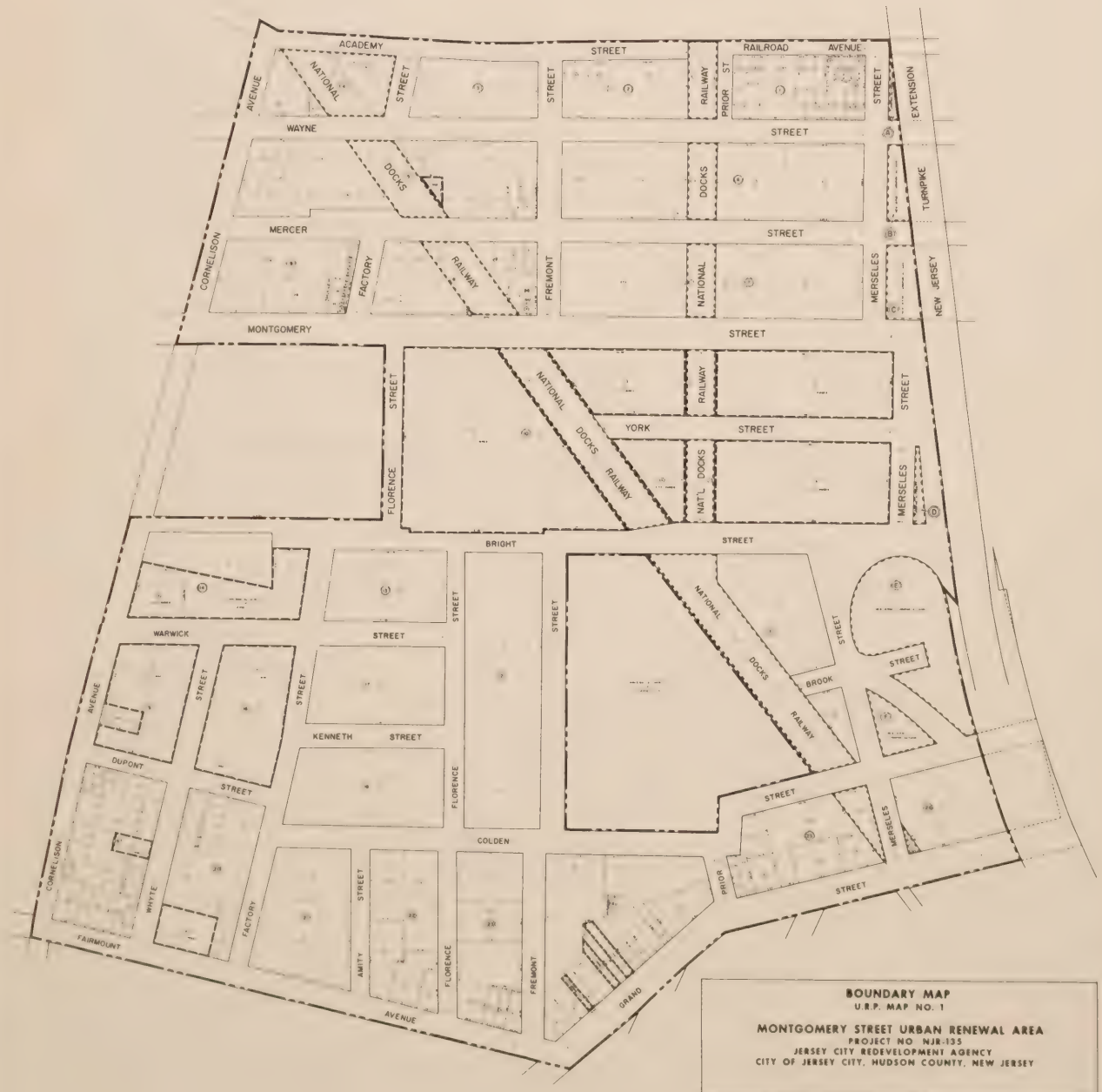
Project Area and will require relocation. The City of Jersey City, through the services of the Redevelopment Agency, will provide these families and individuals the opportunity of being relocated into housing which is decent, safe and sanitary and which is within their financial means. The Redevelopment Agency will establish a relocation office within the Project Area. This office will be staffed by qualified personnel who will actively assist families and individuals in finding adequate accommodations. All families and individuals to be displaced will be interviewed to determine their rehousing requirements. In addition, a list of privately-owned houses and apartments, which have been inspected and certified as being decent, safe and sanitary, will be maintained and all families and individuals will be referred to dwelling units which are within their financial means. It is estimated that of the 195 families in the Project Area, 30 will be relocated into private sales housing, 122 will be relocated into private rental housing and 43 will be relocated into public housing. Of the 25 individuals to be displaced, 17 will relocate into private rental housing and 8 will relocate into public housing.

The survey of housing resources and an analysis of the data obtained reveals that approximately 14, 442 standard private rental units, 3, 536 standard sales housing units, and 1, 831 public housing units will become available during the three year relocation period.

4. The Urban Renewal Plan proposes to attain definite local objectives as to appropriate land uses, density of population as well as improved public utilities, traffic circulation, recreational and community facilities and other public improvements.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

The Urban Renewal Plan may be amended from time to time upon compliance with requirements of law, provided that with respect to any land in the Project Area previously disposed of by the Jersey City Redevelopment Agency for use in accordance with the Urban Renewal Plan, the Jersey City Redevelopment Agency receives written consent of the then owner of such land whose interest therein is materially affected by such amendment.



BOUNDARY MAP
U.R.P. MAP NO. 1

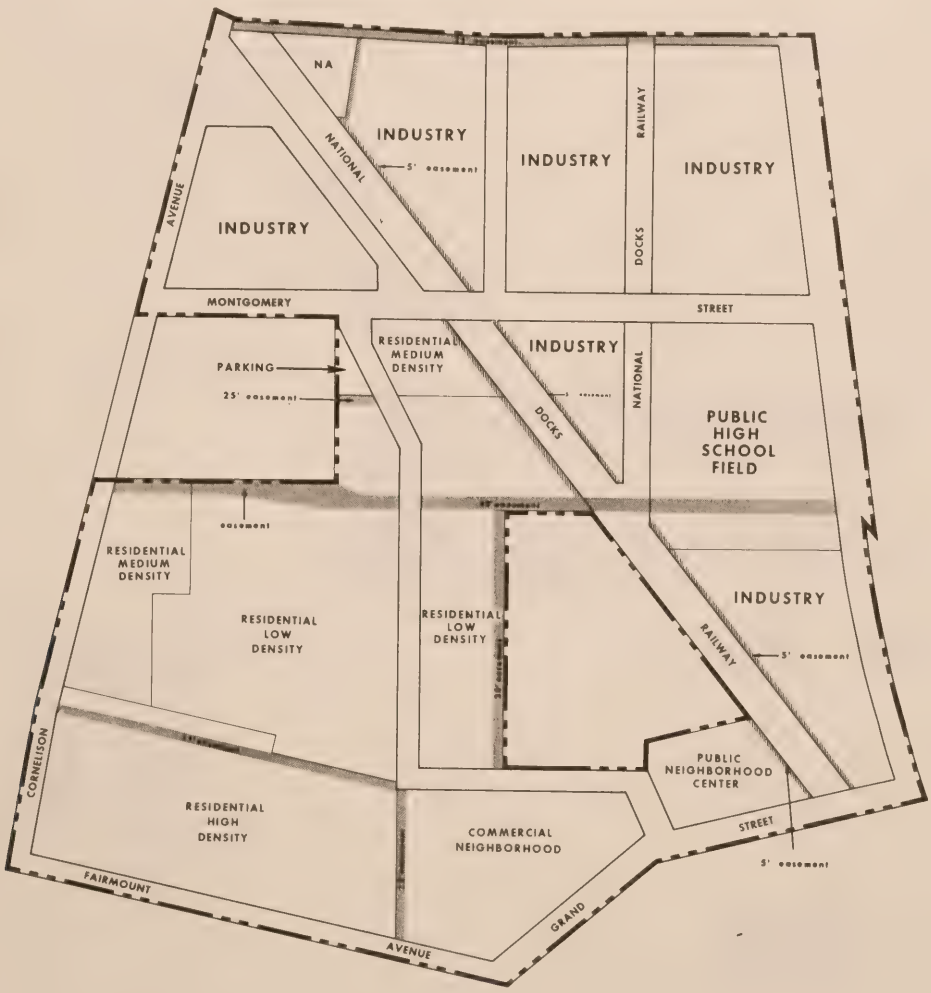
MONTGOMERY STREET URBAN RENEWAL AREA
PROJECT NO. NJR-135
JERSEY CITY REDEVELOPMENT AGENCY
CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

LEGEND

- PROJECT BOUNDARY
- PRIVATE OWNERSHIP TO ACQUIRE
- PUBLIC OWNERSHIP TO ACQUIRE
- LANDS OF QUASI-PUBLIC UTILITIES

CODE NO. R-315

PREPARED BY
ALVIN E. GROSSMAN ASSOCIATES
TRENTON, NEW JERSEY
JUNE, 1966



LEGEND

RESIDENTIAL HIGH DENSITY — URBAN RENEWAL PLAN LAND USE CATEGORY

100 0 100 200 300
scale in feet

LAND USE MAP

U.R.P. MAP NO. 2

MONTGOMERY STREET URBAN RENEWAL AREA

PROJECT No. N. J. R. 135

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

DATE: JULY, 1967

CODE NO.: R-301

PREPARED BY
Alvin S. Gershon Associates
Trenton, New Jersey

LAND ACQUISITION MAP

U.R.P. MAP NO. 3

MONTGOMERY STREET URBAN RENEWAL AREA

PROJECT NO. NJR-135

JERSEY CITY REDEVELOPMENT AGENCY

CITY OF JERSEY CITY, HUDSON COUNTY, NEW JERSEY

- TO BE ACQUIRED FOR PUBLIC FACILITIES
- NOT TO BE ACQUIRED
- PROJECT BOUNDARY
- PRIVATE OWNERSHIP TO ACQUIRE
- PUBLIC OWNERSHIP TO ACQUIRE
- LANDS OF QUASI-PUBLIC UTILITIES
- BLOCK NUMBER
- PARCEL NUMBER

CODE NO. R 3b1

PREPARED BY
ALVIN E. GERSHEN ASSOCIATES
TRENTON NEW JERSEY

JULY 1967

R-302 Ordinance of governing body of locality approving Urban Renewal Plan and Feasibility of relocation.

The ordinance of the Municipal Council of Jersey City approving the Urban Renewal Plan and the feasibility of relocation is included herein.

ORDINANCE OF THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY APPROVING THE URBAN RENEWAL PLAN AND THE FEASIBILITY OF RELOCATION FOR PROJECT NO. N.J. R-135

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of the Department of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, the Jersey City Redevelopment Agency (herein called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United

States of America, acting by and through the Secretary of the Department of Housing and Urban Development, pursuant to which Federal funds were provided for the urban renewal project (herein called the "Project") identified as "Montgomery Street Urban Renewal Area" and encompassing the area bounded by:

BEGINNING at the intersection of the northern right-of-way line of Railroad Avenue and the western boundary of the New Jersey Turnpike Extension; thence in a southerly direction along the western boundary of the New Jersey Turnpike Extension to the southern right-of-way line of Grand Street; thence in a southwesterly direction along the southern right-of-way line of Grand Street to the southern right-of-way line of Fairmount Avenue; thence in a westerly direction along the southern right-of-way line of Fairmount Avenue to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue; to the northern right-of-way line of Bright Street; thence in an easterly direction along the northern right-of-way line of Bright Street to the western right-of-way line of Florence Street; thence in a northerly direction along the western right-of-way line of Florence Street to the southern right-of-way line of Montgomery Street; thence in a westerly direction along the southern right-of-way line of Montgomery Street to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Academy Street; thence in an easterly direction along the northern right-of-way line of Academy Street and Railroad Avenue to the point and place of BEGINNING.

Within the above described area lies an area excluded from the Montgomery Street Urban Renewal Project, which area is described as follows:

BEGINNING at the intersection of the eastern right-of-way line of Fremont Street and the southern right-of-way line of Bright Street; thence in an easterly direction along the southern right-of-way line of Bright Street to the western property line of the National Docks Railway, thence in a southeasterly direction along the western property line of the National Docks Railway to the northern right-of-way line of Colden Street; thence on various courses along the northern right-of-way line of Colden Street to the eastern right-of-way line of Fremont Street; thence in a northerly direction along the eastern right-of-way line of Fremont Street to the point and place of BEGINNING.

in the City of Jersey City, State of New Jersey (herein called the "Locality"); and

WHEREAS, the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for, the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is an urban renewal area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because the generality of buildings used as dwellings or the dwelling accommodations therein are substandard, unsafe, insanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living; and because there are areas with buildings or improvements which by reason of dilapidation, obsolescence, overcrowding, faulty arrangement or design, lack of ventilation, light and sanitary facilities, excessive land coverage, deleterious land use or obsolete layout, or any combination of these or other factors, are detrimental to the safety, health, morals, or welfare of the community, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Municipal Council of the Locality (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the Project Area, dated July, 1967, and consisting of 18 pages and 3 maps, supported by the following supplementary material, data and recommendations, which material, data and recommendations are not a part of the Urban Renewal Plan:

1. Final Project Report, Part One of Application for Loan and Grant, Revised February, 1967;
2. Land Use and Marketability Study dated July, 1966;
3. Acquisition Appraisal Report dated April, 1966;
4. Reuse Valuations Disposition Tracts dated August, 1966;
5. Subsoil Exploration dated February, 1966;
6. Illustrative Plans and Scale Model dated November, 1966;
7. Topographic Survey dated March, 1966; and
8. Machinery and Equipment Appraisal dated July, 1966;

and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Board which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the Project Area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project Area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project Area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency

and the United States of America, acting by and through the Secretary of the Department of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT ORDAINED BY THE MUNICIPAL COUNCIL OF THE CITY OF JERSEY CITY:

1. That it is hereby found and determined that the Project is an urban renewal area and qualifies as an eligible Project area under N.J.S.A. 40:55-21.1 et seq.

2. That the Urban Renewal Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project area.

4. That it is hereby found and determined that the Urban Renewal Plan for the Project area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contracts for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the Project area.

6. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park, and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

9. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

10. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project Area to be renewed in accordance with the Urban Renewal Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

CERTIFIED to be a true copy of ORDINANCE adopted by the Municipal Council of the City of Jersey City at its meeting

SEP 6 1967

William P. Black
City Clerk

R-303 Resolution of LPA Governing Body approving Urban Renewal Plan and conditions under which Relocation Payments will be made.

The resolution of the Jersey City Redevelopment Agency approving the Urban Renewal Plan and the conditions under which relocation payments will be made is included herein.

RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR PROJECT NO. N.J. R-135

WHEREAS, in connection with an application of the Jersey City Redevelopment Agency to the Secretary of the Department of Housing and Urban Development for financial assistance under Title I of ths Housing Act of 1949, as amended, the approval by the Board of Commissioners of the Jersey City Redevelopment Agency of an Urban Rfnewal Plan for the project area involved in such application is required by the Federal Government before it will enter into a contract for loan or grant with the Jersey City Redevelopment Agency under Title I; and

WHEREAS, the rules and regulations prescribed by the Federal Government pursuant to Title I require that the conditions under which the Jersey City Redevelopment Agency will make Relocation Payments in connection with the Urban Renewal Project contemplated by the application be officially approved by the Board of Commissioners of the Jersey City Redevelopment Agency, and

WHEREAS, there was presnted to this meeting of the Board of Commissioners of the Jersey City Redevelopment Agency, for its consideration and approval, a copy of an Urban Renewal Plan for the project area, dated February, 1967, which Plan is entitled "Montgomery Street Urban Renewal Plan" and consists of 17 pages and 3 exhibits and a set of conditions under which the Jersey City Redevelopment Agency will make Relocation Payments, which set of conditions is set forth in the Relocation Program attached hereto and marked for the Urban Renewal Project contemplated by the application; and

WHEREAS, the Urban Renewal Plan and the conditions under which the Local Public Agency will make Relocation Payments were reviewed and considered at the meeting; and

WHEREAS, Title VI of the Civil Rights Act of 1964, and the regulations of the Department of Housing and Urban Development effectuating that Title, provide that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination in the undertaking and carrying out of urban renewal projects assisted under Title I of the Housing Act of 1949, as amended:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY:

1. That the conditions under which the Local Public Agency will make Relocation Payments are hereby in all respects approved.

2. That the Urban Renewal Plan is hereby in all respects approved and the Secretary is hereby directed to file a certified copy of the Urban Renewal Plan with the minutes of this meeting.

3. That it is hereby found and determined that the

objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the Project Area.

4. That the United States of America and the Secretary of the Department of Housing and Urban Development be, and they hereby are, assured of full compliance by the Jersey City Redevelopment Agency with regulations of the Department of Housing and Urban Development effectuating Title VI of the Civil Rights Act of 1964.

5. That the Executive Director is hereby designated to approve all claims for Relocation Payments.

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies that:

1. He is the duly qualified and acting Secretary of the Jersey City Redevelopment Agency (hereinafter called the "Local Public Agency") and the custodian of the records of the Local Public Agency, including the minutes of the proceedings of the Board of Commissioners (hereinafter called the "Governing Body"); and is duly authorized to execute this certificate.

2. Attached hereto is a true and correct copy of a resolution, including the WHEREAS clauses, adopted at a meeting of the Governing Body held on the 2nd day of August, 1967 entitled:

RESOLUTION OF THE JERSEY CITY REDEVELOPMENT AGENCY APPROVING AN URBAN RENEWAL PLAN AND CONDITIONS UNDER WHICH RELOCATION PAYMENTS WILL BE MADE FOR PROJECT NO. N.J. R-135

3. The resolution has been duly recorded in the minutes of the meeting and is now in full force and effect.

4. The meeting was duly convened and held in all respects in accordance with law and the bylaws of the Local Public Agency. To the extent required by law or the bylaws, due and proper notice of the meeting was given. A legal quorum of members of the Governing Body was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner for the adoption of the resolution. All other requirements and proceedings under law, the bylaws, or otherwise incident to the proper adoption of the resolution, including any publication, if required by law, have been duly fulfilled, carried out and otherwise observed.

5. If a seal appears below, it constitutes the official seal of the Local Public Agency and was duly affixed by the undersigned at the time this certificate was signed. If no seal appears below, the Local Public Agency does not have and is not legally required to have an official seal.

IN WITNESS WHEREOF, the undersigned has hereunto set his hand this 17th day of November, 1967.

(SEAL)

JOSEPH G. FEINBERG
Secretary

R-304 Opinion of LPA Counsel respecting Urban Renewal Plan.

The opinion of counsel for the Jersey City Redevelopment Agency respecting the Urban Renewal Plan is included herein.

Krieger, Chodash & Politan
COUNSELLORS AT LAW

HAROLD KRIEGER •
BENJAMIN H. CHODASH •
NICHOLAS H. POLITAN

JOHN J. CARLIN
ALEXANDER KUSHNER ••
JOHN T. NICCOLLAI, JR.

• U.S. DIST. COURTS (S. & E.D.N.Y.
•• ADMITTED: NEW YORK

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921 BERGEN AVENUE
JERSEY CITY, NEW JERSEY 07306
AREA CODE (201) 653-2925

NEW YORK OFFICE
35 EAST 85TH STREET

OPINION OF LPA COUNSEL RESPECTING URBAN RENEWAL PLAN TO ACCOMPANY PART II OF APPLICATION

October 12, 1967

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Re: Urban Renewal Plan for
Montgomery Street Urban Renewal Area
N.J. R-135
Jersey City, New Jersey

Dear Mr. Feinberg:

As counsel for the Jersey City Redevelopment Agency in the above-identified project, this is to supplement my opinion addressed to Mr. Charles C. Nathanson, then Executive Director, under date of October 25, 1966, in connection with the Urban Renewal Plan referred to herein (hereinafter called the "Plan"). As legal counsel in the above-identified project, my further opinion is as follows:

1. The Plan has been modified since the date of said opinion and as so modified was, after approval by the governing body of the Local Public Agency on August 2, 1967, submitted by that agency to the Municipal Council of the City of Jersey City. I have examined the Plan as so modified (hereinafter called the "Modified Plan"), more particularly identified as follows:

A printed document dated July, 1967, entitled "Montgomery Street Urban Renewal Plan", consisting of 18 pages and 3 exhibits, for the Project Area in said project described therein, prepared by the Jersey City Redevelopment Agency, approved by the Local Public Agency on August 2, 1967, and filed and available for public

Krieger, Chodash & Politan
COUNSELLORS AT LAW

HAROLD KRIEGER •
BENJAMIN H. CHODASH •
NICHOLAS H. POLITAN

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Mr. Joseph G. Feinberg October 12, 1967

inspection in the office of the Jersey City Redevelopment Agency, located at 611 Summit Avenue, in the City of Jersey City, State of New Jersey.

I have also examined a record of the official proceedings respecting the authorization and approval of the Modified Plan by the Governing Body of the Local Public Agency.

2. The Modified Plan has been duly approved by the Municipal Council of the City of Jersey City. I have examined a record of the official proceedings respecting the latter approval. All public bodies, officials, and agencies which, under the State or local law, are required to authorize or approve the Modified Plan have done so. A public hearing on the Modified Plan required under State or local law has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties by the public body or public officer, all in accordance with law. Every public hearing required by law, including any such hearing on the project (as distinguished from a public hearing, if any, on the Modified Plan) under Section 105(d) of the Housing Act of 1949, as amended, or under any other law, has been held in the time and manner and at the place required, following the giving of due notice to the appropriate parties, by the appropriate public body or public official, all in accordance with law.

3. All the procedural requirements, approvals, and other actions and formalities required under State and local law to make the Modified Plan legally effective have been duly fulfilled, taken, and completed, as the case may be.

4. To my knowledge there is no pending or threatened litigation of any kind concerning the Modified Plan or said Project.

Krieger, Chodash & Politan
COUNSELLORS AT LAW

HAROLD KRIEGER •
BENJAMIN H. CHODASH •
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Mr. Joseph G. Feinberg October 12, 1967

5. All of the provisions of paragraphs numbered 3, 4, and 5 of my said previous opinion dated October 25, 1966, are hereby made applicable to the Modified Plan to the same extent as if they were set forth herein in full.

HAROLD KRIEGER, Attorney

HK/cf

R-305 Executed Cooperation Agreements, or other binding commitments, and other evidence respecting provision of local grants-in-aid.

An executed cooperation agreement between the City of Jersey City and the Jersey City Redevelopment Agency is included herein.

COOPERATION AGREEMENT

MONTGOMERY STREET URBAN RENEWAL AREA

THIS COOPERATION AGREEMENT entered into as of the 25th day of September, 1967, by and between the CITY OF JERSEY CITY, hereinafter designated and referred to as the "City" and the JERSEY CITY REDEVELOPMENT AGENCY, hereinafter designated and referred to as the "Local Public Agency".

WITNESSETH THAT:

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan (Redevelopment Plan); (2) the Urban Renewal Plan will afford the maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, pursuant to the Redevelopment Agencies Law as amended and Supplemented of the State of New Jersey Section 40:55C-1 et seq., the municipality of the City of Jersey City is authorized to enter into agreements with and make contributions to the Redevelopment Agency; and

WHEREAS, the Jersey City Redevelopment Agency, with the cooperation of the City of Jersey City has undertaken and proposes to continue to undertake, develop and carry out an Urban Renewal Project known as the Montgomery Street Urban Renewal Area, N.J. R-135, the redevelopment area whereof is described as follows and hereinafter designated as the "Project".

> BEGINNING at the intersection of the northern right-of-way line of Railroad Avenue and the western boundary of the New Jersey Turnpike Extension; thence in a southerly direction along the western boundary of the New Jersey Turnpike Extension to the southern right-of-way line of Grand Street; thence in a southwesterly direction along the southern right-of-way line of Grand Street to the southern right-of-way line of Fairmount Avenue; thence in a westerly direction along the southern right-of-way line of Fairmount Avenue to the western right-of-way line of Cornelison Avenue; thence in a northern direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Bright Street; thence in an easterly direction along the right-of-way line of Florence Street; thence in a northerly direction along the western right-of-way line of Florence Street to the southern right-of-way line of Montgomery Street; thence in a westerly direction along the southern right-of-way line of

Montgomery Street to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Academy Street; thence in an easterly direction along the northern right-of-way line of Academy Street and Railroad Avenue to the point and place of BEGINNING.

Within the above described area lies an area excluded from the Montgomery Street Urban Renewal Area, which is described as follows:

BEGINNING at the intersection of the eastern right-of-way line of Fremont Street and the southern right-of-way line of Bright Street; thence in an easterly direction along the southern right-of-way line of Bright Street to the western property line of the National Docks Railway; thence in a southeasterly direction along the western property line of the National Docks Railway to the northern right-of-way line of Colden Street; thence on various courses along the northern right-of-way line of Colden Street to the eastern right-of-way line of Fremont Street; thence in a northerly direction along the eastern right-of-way line of Fremont Street to the point and place of BEGINNING.

WHEREAS, on August 14th, 1967, the Jersey City Planning Board declared the Montgomery Street Urban Renewal Area as an "urban renewal" area in accordance with the requirements of appropriate Federal and State statutes; and

WHEREAS, on September 6th, 1967, the Municipal Council of the City of Jersey City, by resolution, unanimously proved, found and determined that the Montgomery Street Urban Renewal Area is an urban renewal area and qualifies as an eligible project under Chapter 187 of the Laws of 1949 as amended; and

WHEREAS, on July 26th, 1967, the Jersey City Planning Board found that the Urban Renewal Plan dated July 1967 conformed to the Master Plan of the City of Jersey City, the general plan for the development of the City as a whole and approved the Urban Renewal Plan for the Montgomery Street Urban Renewal Area as prepared and presented by the Jersey City Redevelopment Agency; and

WHEREAS, the City intends to provide financial aid and cooperate with the Agency by making local grants-in-aid required under said Title I of the Housing Act of 1949, as amended; and

WHEREAS, the Agency has made application to the Secretary of the Department of Housing and Urban Development for loan and capital grant funds for the said Project; and pursuant to such application, the Agency proposes to enter into an amended Loan and Grant Contract with the Secretary of the Department of Housing and Urban Development for federal assistance under TitleI of the Housing Act of 1949, as amended, for the purpose of carrying out the said project; and

WHEREAS, as a prerequisite to said Loan and Grant Contract, the Secretary of the Department of Housing and Urban Development required assurance of cooperation on the part of the City that local grants-in-aid will be provided equal to one-third of the net cost of the Project; and

WHEREAS, the City will be required to furnish grants-in-aid as hereinafter estimated; and

WHEREAS, the Jersey City Redevelopment Agency has requested the City of Jersey City to enter into a Cooperation Agreement for the purpose of carrying out said Montgomery Street Urban Renewal Project, N.J. R-135; and

WHEREAS, on September 6th, 1967, the Municipal Council of the City of Jersey City has authorized the Mayor to enter into this Cooperation Agreement

NOW, THEREFORE, in consideration of the benefits to accrue to the City of Jersey City and its citizens from the said Project and of the mutual convenants hereinafter set forth, the City of Jersey City and the Jersey City Redevelopment Agency hereby agree as follows:

1. The Agency will purchase from the City of Jersey City for acquisition the urban renewal parcels presently owned by the City lying within the Montgomery Street Urban Renewal Area for a true market value to be determined at the time of acquisition.

2. The City will pay to the Agency in cash, the difference between the sum or portions of the improvements and facilities which are being credited to the City's account herein and the total obligation of one-third of the Net Project Cost, which payment is now estimated to be $3,006,977. Payment is to be made in three equal installments 180,540 and 900 days after the signing of a contract for a Loan and Grant.

3. The City, in accordance with said Redevelopment Plan, at no cost or expense to the Agency, will upon petition by the Agency, vacate streets and other public ways as designated in said Plan.

   The City shall take other such lawful actions as may be deemed by the City and the Agency to be necessary or desirable in connection with the undertaking of the Project.

4. The City will construct, or cause to be constructed, in accordance with a schedule mutually agreeable to the City and the Agency, supporting facilities of the New Ferris High School and the Neighborhood Center which will be available to and serve all persons without regard to race, color or national origin. The City will purchase parcels from the Agency as follows:

Parcel Number	(Number of months after signing of a Contract for Loan & Grant)	Price
7	9 Months	$ 305,370
13	12 Months	89,650
15	12 Months	11,236
16	9 Months	600

The City agrees that the portion of credit as grants-in-aid for such improvements and facilities shall be that portion which the Agency, with the approval of the Secretary of the Department of Housing and Urban Development shall determine as eligible under the provisions of Title I of the Housing Act of 1949, as amended.

5. The City agrees to initiate, commence and place under construction all the work and improvements undertaken by it in the within Agreement at such times as shall be coincident with the construction and progress of the entire Project. The City agrees that all improvements and facilities placed under construction and work commenced and initiated for the Project shall be completed within a reasonable time after the commencement thereof. The City also agrees to provide such facilities or costs of such facilities that are ineligible as Item I improvements. The City shall perform any and all other matters required of it under this Agreement at such times as the need for same shall arise, upon request from the Jersey City Redevelopment Agency.

6. Contributions toward the requirements of non-cash grants-in-aid for this Project which exceed the obligation of the City hereunder, will be credited toward the reduction of the estimated cash contribution of the City with respect to this Project.

7. Any sums payable hereunder by either party to the other shall not bear any interest.

8. This Agreement may be amended from time to time by mutual agreement of the parties hereto, subject to the approval of the Secretary of the Department of Housing and Urban Development.

9. It is understood and agreed that the obligation hereunder, is to make cash or non-cash grants-in-aid in a total amount equal to one-third of the total actual net cost of the Project, and that amounts payable by the City to the Agency as herein above set forth are based on estimates, and that if the total actual net cost of the Project (as determined by the Agency in accordance with its contract with the Federal Government), is greater or less than the total estimated net cost of the Project the amount of the contributions to be made by the City to the Agency shall be proportionately adjusted, and in no case shall the City's share be less than one-third of the actual net project cost.

10. It is understood and agreed that the City will pay those costs incurred by the Agency during the conduct of this Project which through related and necessary to the conduct of the project are determined after audit of the records of the Agency by the Urban Renewal Administration to be ineligible expenditures under the strict conditions and standards of the Department of Housing and Urban Development Title I program.

11. It is understood and agreed that the City of Jersey City will pay to the Jersey City Redevelopment Agency the ineligible portion of any project improvements on or before the date of execution of any contracts for the construction or installation of these improvements.

IN WITNESS WHEREOF, the City of Jersey City and the Jersey City Redevelopment Agency has caused this Cooperation Agreement to be duly signed and executed as of the day and year first above written.

CITY OF JERSEY CITY

ATTEST:

William P. Blank
(SEAL)

Thomas J. Whelan
MAYOR

JERSEY CITY REDEVELOPMENT AGENCY

ATTEST:

SECRETARY

CHAIRMAN

(SEAL)

APPROVED AS TO LEGAL FORM

Corporation Counsel

R-306 Certification by Donors of starting dates of construction of project improvements and public facilities and of site clearance work, already commenced as a non-cash local grant-in-aid, not previously submitted under Code No. R-226 (3).

No donations of project improvements, public facilities or site clearance are being provided other than by the City of Jersey City as submitted previously under Code No. R-226 (3) and as contained in the Cooperation Agreement under Code No. R-305.

R-307 Affidavit of Publication or Posting of Notice of Public Hearing

A copy of the Notice of Public Hearing and an affidavit of its publication is included herein.

EXHIBIT 2
8/14/67 SP

STATE of NEW JERSEY } SS.
HUDSON COUNTY

Mary McKenna, of full age, being duly sworn, according to law, on her oath deposes and says that she is the Bookkeeper of

The Jersey Journal

a newspaper printed and published in Jersey City, County and State aforesaid, and that a notice, a true copy of which is annexed, was published in the said newspaper on the following dates: August 2, 4, 7th, 1967

Mary McKenna

Mary McKenna

Sworn to and subscribed before me this

7th day of August A.D. 19 67

Eve Facter

Eve Facter
Notary Public of New Jersey

NOTICE OF PUBLIC HEARING

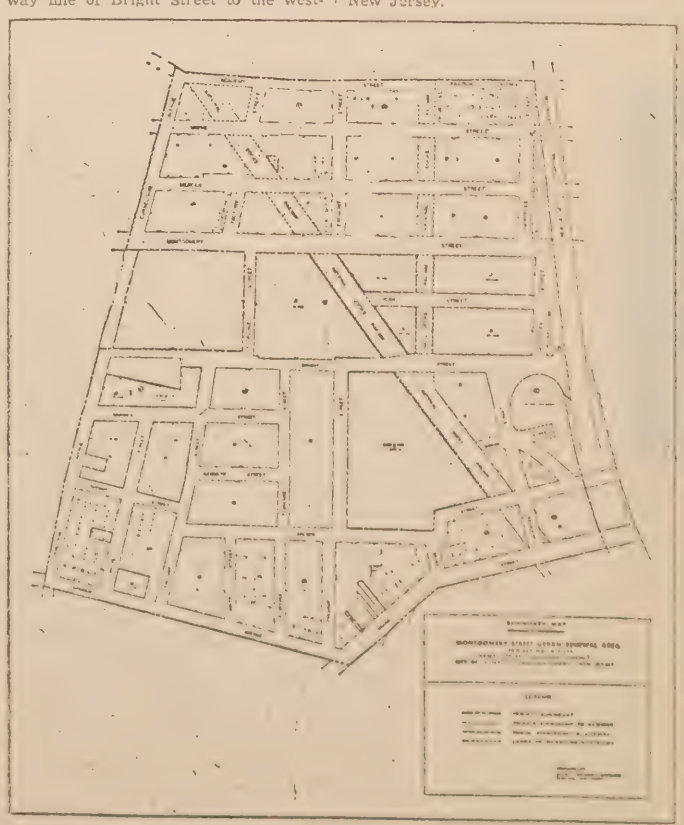
PLEASE TAKE NOTICE that the Planning Board of the City of Jersey City will hold a public hearing in the Council Chambers at the City Hall, Grove and Montgomery Streets, Jersey City, New Jersey, on the 14th day of August, 1967 at eight o'clock P.M. (Eastern Daylight Saving Time) for the purpose of hearing persons interested in, or who would be affected by, a determination that the area described below is an urban renewal area as defined in New Jersey Statutes Annotated, 40:55-21.1 et. seq., and who favor or who oppose such a determination. At the hearing, which may be adjourned from time to time, any person or organization interested in the project area as described below or who would be affected by a determination that the area is an urban renewal area will be afforded an opportunity to present oral or written objections and will be heard with respect to the matter under consideration. The boundaries of the area to be investigated as to urban renewal are:

BEGINNING at the intersection of the northern right-of-way line of Railroad Avenue and the western boundary of the New Jersey Turnpike Extension; thence in a southerly direction along the western boundary of the New Jersey Turnpike Extension to the southern right-of-way line of Grand Street; thence in a southwesterly direction along the southern right-of-way line of Grand Street to the southern right-of-way line of Fairmount Avenue thence in a westerly direction along the southern right-of-way line of Fairmount Avenue to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right of way line of Cornelison Avenue to the northern right-of-way line of Bright Street; thence in an easterly direction along the northern right-of-way line of Bright Street to the western right-of-way line of Florence Street; thence in a northerly direction along the western right-of-way line of Florence Street to the southern right-of-way line of Montgomery Street; thence in a westerly direction along the southern right-of-way line of Montgomery Street to the western right-of-way line of Cornelison Avenue; thence in a northerly direction along the western right-of-way line of Cornelison Avenue to the northern right-of-way line of Academy Street; thence in an easterly direction along the northern right-of-way line of Academy Street and Railroad Avenue to the point and place of BEGINNING.

Within the above described area lies an area excluded from the Montgomery Street Urban Renewal Area, which is described as follows:

BEGINNING at the intersection of the eastern right-of-way line of Fremont Street and the southern right-of-way line of Bright Street; thence in an easterly direction along the southern right-of-line of Bright Street to the western property line of the National Docks Railway; thence in a southeasterly direction along the western property line of the National Docks Railway to the northern right-of-way line of Colden Street; thence on various courses along the northern right-of-way line of Colden Street to the eastern right-of-way line of Fremont Street; thence in a northerly direction along the eastern right-of-way line of Fremont Street to the point and place of BEGINNING.

A map of said area showing the boundaries of the area to be investigated and the location of the various parcels or property included therein has been prepared and can be inspected during normal business hours at the office of the Jersey City Division of Planning at City Hall, Jersey City, New Jersey.



ANNE H. O'MALLEY
Administrative Clerk to the Planning Board

aug 2 4 7—$109.44

R-308 Excerpts from Minutes of Public Hearing.

One (1) complete copy of the minutes of the Public Hearing, conducted by the Planning Board of the City of Jersey City, is forwarded with this Part II Application for Loan and Grant.

R-309 Explanation of LPA's Solutions to Each Question Raised by HUD at Time of It's Approval of Final Project Report, Including Submission of Additional Documentation Specifically Required By HUD.

II Actions Prior to Local Approval -- Revisions of Urban Renewal Plan.

Screening requirements have been clarified and the provision of a substantial number of standard low and moderate cost housing units has been documented in the Revised Urban Renewal Plan.

III Submission of Documentation with Part II of Application for Loan and Grant.

A. Opinion of Counsel establishing what the utility company may or may not be required to do at its own expense

An Opinion of Counsel regarding utility companies is included herewith.

Map of proposed underground placement of electric lines and estimates broken down in reasonable detail

A map showing proposed underground placement of electric lines and a letter from Public Service Electric and Gas Company estimating the cost of this work will be submitted at a later date.

D. Physical Appearance and Screening of Public Utilities

Screening and physical appearance of public utilities has been treated in the revised approved Urban Renewal Plan contained under Code No. R-301.

E. Map of the high school service area and a letter from the school board

A map of the high school service area and a letter from the school board are included herewith.

Map of the neighborhood center service area and a letter from the providing entity

A map of the neighborhood service area and a letter from the City of Jersey City are submitted herewith.

F. Land Acquisition Policy Statement

A Land Acquisition Policy Statement is included herewith.

G. Revised Form HUD 6122 based on a 100% survey of site occupants

A revised Form HUD 6122 based on a 100% survey of site occupants conducted by the relocation staff in September 1967 is included herewith.

G. Items for clarification
1-5

Clarification of the above items is contained in revised Form HUD 6122.

G.6. Narrative Supplement to Revised Form HUD 6122

A Narrative Supplement to Revised Form HUD 6122 is included herewith. The Narrative contains a table giving a complete analysis of displacement by all governmental activities as required in Item 4.

The Narrative Supplement also includes an explanation of the method used in arriving at the conclusion that 4 and 5 bedroom rental units exist and are available at rentals less than $79.00 per month.

H. Revision of the Informational Statement for Families and Individuals

A revised Informational Statement for Families and Individuals incorporating the suggestions made by HUD is included herewith.

I. The Availability of Public Housing and the Annual Turnover Rate by Bedroom Size

A letter from the Jersey City Housing Authority describing the availability of public housing and the annual turnover by bedroom size is included herewith.

J. A Revision of the Informational Statement for Business Concerns

A revised Informational Statement for Business Concerns complying with the guide in LPA Letter 426 is included herewith.

K. Explanation of the resources to be Utilized in the Relocation of Large Families

The Montgomery Street Urban Renewal Project will displace only two families of 8 persons, with each family eligible for federally assisted public housing. The Jersey City Housing Authority has indicated its willingness to combine adjacent units in order to accommodate these families. If necessary, the Department of Health and Welfare will supplement the incomes of these and other large families.

L. Documentation Required by LPA Letter 415

The documentation required by LPA Letter 415 including letters from the Dept. of Public Works and the Sewerage Authority of the City of Jersey City, and the Department of Health of the State of New Jersey are included herewith.

M. Executed Cooperation Agreement

A revised Cooperation Agreement is contained under Code No. R-305. The cost estimates included in the Cooperation Agreement are less than the latest HUD approved amount due to changes in the credit request for public facilities.

Revised forms H-6200 and H-6220 are included herein and reflect adjustments required by HUD as follows:

1. Costs for project improvements and public facilities have been adjusted and corrected.

2. Adjustments for HUD changes in land acquisition estimates and land disposition estimates have been taken into account.

3. An additional $5000 has been added to the cost of project improvement for a total of $10,000 to be allotted for screening, landscaping and street trees in the project area.

4. A revised Form HUD 612, Application for Loan and Grant has been included reflecting the above changes.

N. Copy of the City's Current Debt Statement and Schedule of Debt Retirement

A copy of the City's current Debt Statement and a Schedule of Debt Retirement are included herewith.

O. Copy of the City's Capital Improvement Program

A copy of the City's Capital Improvement Program 1967 through 1972 is submitted herewith.

JER Y CITY REDEVELOPMENT AC NCY

INTER-OFFICE MEMORANDUM

Date 3/27/67

TO: JOSEPH G. FEINBERG, Executive Director

FROM: HAROLD KRIEGER, General Counsel

SUBJECT: Montgomery Street Urban Renewal Project

I am in receipt of your memorandum of 3/17/67 relative to "removal and/or relocation of privately owned utility lines" in the Montgomery Street Urban Renewal Project. In that regard, the subsequent telephone conversations indicate that although you use the word privately owned you mean a public utility in accordance with the statutory definition, which is contained in N.J.S.A. 48:2-13:

> "The term 'public utility' shall include every individual, copartnership, association, corporation or joint stock company, their lessees, trustees or receivers appointed by any court whatsoever, their successors, heirs or assigns, that now or hereafter may own, operate, manage or control within this State any railroad, street, railway, traction railway, autobus, canal, express, subway, pipeline, gas, electric light, heat, power, water, oil, sewer, telephone or telegraph system, plant or equipment for public use, under privileges granted or hereafter to be granted by this State or by any political subdivision thereof."

Concerning the substance of your memorandum wherein you make inquiry relative to the responsibility as between the Agency and the public utility, the New Jersey Redevelopment Agency Law specifically provides that the cost of removal, reconstruction, alteration or relocation of public utility services shall be paid by the Agency and included in the cost of your project. N.J.S.A. 40:55C-23 specifically provides:

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
MAR 28 1967

"If an agency shall undertake a project and as a part of the project or in connection therewith any property owned or used by a public utility (as defined in section 48:2-13 of the Revised Statutes) in furnishing any commodity or service which it is authorized by law to furnish, shall be removed, reconstructed, altered or relocated, the cost and expense of the removal, reconstruction, alteration or relocation of such property, including the cost of installing or replacing such property in a new location or new locations, and the cost of any lands or any rights or interests in lands, and any other rights acquired to accomplish such removal, reconstruction, alteration or relocation of such property less the cost of any lands or any rights or interests in lands or any other rights of the public utility paid to the public utility in connection with the removal, reconstruction, alteration or relocation of such property, shall be paid by the agency and shall be included in the cost of the project. In case of the relocation of any such property the public utility owning or using the same, its successors and assigns, may maintain and operate such property, with the necessary appurtenances, in the new location or new locations, for as long a period and upon the same terms and conditions as it had the right to maintain and operate such property in its former location.

In addition the other laws governing redevelopment are consistent with this basic statute. See N.J.S.A.40:55C-61; N.J.S.A.40:55C-105; N.J.S.A.40:55-21.11.

The intent of the legislation is clear that the public utility shall not bear any portion of the costs for removal and relocation of public utility facilities.

If there are any further questions please feel free to call upon me.

THE PUBLIC SCHOOLS OF JERSEY CITY

433-6000

AREA CODE 201

ROBERT A. COYLE, ED. D.
SUPERINTENDENT

JOHN F. KENNEDY OFFICE BUILDING
100 NEWKIRK STREET
JERSEY CITY, NEW JERSEY 07306

October 10, 1967

Mr. Joseph G. Feinberg, Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Re: Montgomery Street Urban Renewal Project - N. J. R-135

Dear Mr. Feinberg:

At your request, I am submitting a map delineating the service area of the new Ferris High School and an estimate of enrollment which we anticipate to emanate from residential portions of the Montgomery Street Urban Renewal Project subsequent to redevelopment.

The enrollment estimate is based upon the most recent presentation by the Jersey City Redevelopment Agency of redevelopment anticipated to occur under the provisions of the Montgomery Street Urban Renewal Plan (revised February, 1967) and the Illustrative Site Plan prepared under contract to the Redevelopment Agency.

"Pupil Per Dwelling Unit" and "Age Distribution of Children" factors utilized in the attached table are based upon local experience with pupil generation rates. Through the application of these factors to dwelling unit estimates furnished by your office, we estimate that 232 children from the Montgomery Street Urban Renewal Project may be anticipated to attend Ferris High School. Ferris High School is designed to accommodate 1800 students from the ninth through the twelfth grades.

If I may be of further assistance in this matter, please do not hesitate to call upon me.

Very truly yours,

Robert A. Coyle

Robert A. Coyle
Superintendent of Schools

Enclosures

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
OCT 11 1967

THE PUBLIC SCHOOLS OF JERSEY CITY

433-6000

AREA CODE 201

ROBERT A. COYLE, ED. D.
SUPERINTENDENT

JOHN F. KENNEDY OFFICE BUILDING
100 NEWKIRK STREET
JERSEY CITY, NEW JERSEY 07306

October 10, 1967

FERRIS HIGH SCHOOL
Students per Dwelling Unit

Type	Bedrooms	No. of Bedrooms	Children per Dwelling Unit	Total Children	
Towers and Sr. Citizens	Efficiency	287	.00	3	
	1	351	.05	15	
	2	114	.50	57	
		752		75	75
Med. Rise	1	84	.05	4	
	2	144	.50	72	
	3	60	2.00	120	
		288		196	196
Load Bearing	1	86	.10	9	
	2	132	1.00	132	
	3	50	2.00	100	
		268		241	241
Townhouse Apartments	1	76	.20	15	
	2	76	1.25	95	
	3	38	2.00	76	
		190		186	186
Townhouse	3	48	2.00	96	
	4	182	2.50	455	
		230		551	551
					1,249

Total Applicable Units:	1,728
Total Children	1,249
Applicable High School Age Distribution	232*
Percent of Ferris High School Capacity	12.89

Note: * Applicable Age Distribution of Urban Renewal Area Children expected to attend High School:

Age	% of Total Children	High School Students
14	3.95 (⅘)	37
15	4.61	58
16	4.46	56
17	4.80	60
18	3.43 (⅗)	21
TOTAL	21.25	232

FERRIS HIGH SCHOOL
Proposed District Lines
ACADEMIC AND
BUSINESS EDUCATION
ADDITIONAL AREA FOR
INDUSTRIAL ARTS
HOBOKEN
HUDSON
RIVER
FERRIS HIGH
SCHOOL

OFFICE OF THE MAYOR

THOMAS J. WHELAN, MAYOR
CITY HALL, JERSEY CITY, N. J. 07302

DIVISION OF PLANNING
ALAN L. CANTER
ACTING PLANNING DIRECTOR

November 13, 1967

Joseph Feinberg, Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Dear Mr. Feinberg:

The neighborhood facilities center within the Montgomery Street Urban Renewal Project will be constructed, operated and owned by the City of Jersey City. The City possesses this authority under State and Local laws and will have the legal, financial and technical capacities to carry out the project.

It is the municipality's intention to continue ownership of this public facility until such time, if ever, that interest is evidenced by eligible non-profit applicants in ownership of such facility.

Sincerely yours,

Alan L. Canter
Acting Director of Planning

ALC/jm.

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
1 3 1967

OFFICE OF THE MAYOR

THOMAS J. WHELAN, MAYOR
CITY HALL, JERSEY CITY, N. J. 07302

DIVISION OF PLANNING
Alan L. Canter
ACTING PLANNING DIRECTOR

October 2, 1967

Mr. Joseph Feinberg
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Montgomery Street Urban Renewal Project - N.J. R-135

Dear Mr. Feinberg:

At your request, I am submitting a map depicting the anticipated service area of the proposed Montgomery Neighborhood Center. As indicated this area is generally bounded by: Montgomery Street on the north; Pine Street, Monmouth Street and Brunswick Street on the east; State Street and Maple Street on the south; and Cornelison Avenue on the west.

We estimate that 10,033 persons will reside in this service area upon completion of the Neighborhood Center and the Montgomery Street Urban Renewal Project. This estimate is based upon:

(1) the post-redevelopment population of the Montgomery Street Urban Renewal Project as estimated by your office; and

(2) 1960 Census Data revised to reflect existing conditions in adjacent areas.

If we may be of further assistance in this matter, please do not hesitate to call upon us.

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
OCT 5 1967

Very truly yours,

Alan L. Canter
Acting Director of Planning

ALC/jm.

Encl: (Map)

LEGEND

PROJECT BOUNDARY

NEIGHBORHOOD FACILITIES CENTER SERVICE AREA

NEIGHBORHOOD FACILITIES CENTER

MONTGOMERY STREET URBAN RENEWAL AREA
PROJECT NO. N.J.R.-135

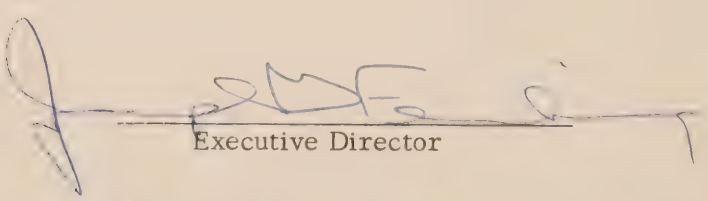
LAND ACQUISITION POLICY
STATEMENT BY THE
JERSEY CITY REDEVELOPMENT
AGENCY FOR THE MONTGOMERY
STREET URBAN RENEWAL AREA

The Jersey City Redevelopment Agency in the acquisition of real property for the Montgomery Street Urban Renewal Area will:

1. Make every reasonable effort to acquire each property by negotiated purchase before instituting eminent domain proceedings against the property.

2. Not require any owner to surrender the right to possession of the property until the LPA pays, or causes to be paid to the owner (a) the agreed purchase price arrived at by negotiation, (b) in any case where only the amount of the payment to the owner is in dispute, not less than 75 percent of the appraised fair value as approved by the LPA and concurred in by HUD.

3. Not require any person lawfully occupying property to surrender possession without at least 90 days written notice from the LPA of the date on which possession will be required.



Executive Director

December 15, 1967
Date

Form approved
Budget Bureau No. 63-R925.5

HUD-6442
(1-66)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED FAMILIES

PROJECT LOCALITY: Jersey City, New Jersey

PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: NJR. - 135

INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.

ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 36 MOS.

DATE OF SUBMISSION:

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	123	94	29
b. Estimated number to be displaced from property to be acquired by LPA	123	94	29
c. Estimated number to be displaced from property to be acquired by other public bodies	-	-	-
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired	-	-	-

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	94	66	28	29	23	6
b. Eligible for federally aided public housing	76	57	19	27	21	6
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	18	9	9	2	2	

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing		NOT APPLICABLE				
c. Eligible for State or locally aided public housing						
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing		NOT APPLICABLE				
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE	
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS
a. TOTAL FAMILIES	94	94		29	29
b. Private rental housing	78	78		19	19
c. Private sales housing	1	1		1	1
d. Federally aided public housing	15	15		9	9
e. Other public housing	-	-		-	-

DHUD-6122
(1-66)

PROJECT NAME Montgomery Street Project Area | PROJECT NUMBER NJR. - 135

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA

(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	94	33	28	18	11	3	-	1	-
$0 - $49	0	-	-	-	-	-	-	-	-
$50 - $99	4	4	-	-	-	-	-	-	-
$100 - $149	1	-	-	1	-	-	-	-	-
$150 - $199	5	3	2	-	-	-	-	-	-
$200 - $249	5	2	1	2	-	-	-	-	-
$250 - $299	10	4	1	4	1	-	-	-	-
$300 - $349	8	4	4	-	-	-	-	-	-
$350 - $399	12	3	4	1	3	1	-	-	-
$400 - $449	19 / 3	4 / 3	5	6	3	-	-	1	-
$450 - $499	6 / 1	1	2	2	2	-	-	-	-
$500 or more	6 / 14	5	2	2	2	2	-	-	-

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	94	33	46	14	1	-
$0 - $49	-	-	-	-		
$50 - $99	4	4	-	-		
$100 - $149	2	1	1	-		
$150 - $199	4	2	2	-		
$200 - $249	6	3	3	-		
$250 - $299	10	4	5	1		
$300 - $349	7	3	4	-		
$350 - $399	12	3	5	4		
$400 - $449	23	7	12	3	1	
$450 - $499	6	1	3	2		
$500 or more	20	5	11	4		

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

HHUD-6122
(1-66)

PROJECT NAME Montgomery Street Project Area | PROJECT NUMBER NJR. - 135

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA Puerto Rican

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	5		1	3	1	-	-	-	-
$0 - $49			-	-	-	-	-	-	-
$50 - $99			-	-	-				
$100 - $149			-	-	-				
$150 - $199	1		-	1	-				
$200 - $249			-	-					
$250 - $299	2		1	1	-				
$300 - $349			-	-	-				
$350 - $399	1		-	-	1				
$400 - $449			-	-	-				
$450 - $499				-	-				
$500 or more	1		-	1					

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	5	-	4	1	-	-
$0 - $49	-	-	-	-	-	-
$50 - $99	-	-	-	-	-	-
$100 - $149	1	-	1	-	-	-
$150 - $199	-	-	-	-	-	-
$200 - $249	-	-	-	-	-	-
$250 - $299	2	-	2	-	-	-
$300 - $349	-	-	-	-	-	-
$350 - $399	1	-	-	1	-	-
$400 - $449	-	-	-	-	-	-
$450 - $499	-	-	-	-	-	-
$500 or more	1	-	1	-	-	-

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public h...

HHD-6127
(1-66)

PROJECT NAME Montgomery Street Project Area | PROJECT NUMBER NJR. - 135

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA Negro Families

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	24	4	5	3	5	2	4	1	-
$0 - $49	-	-	-	-	-	-	-	-	-
$50 - $99	1	-	-	1	-	-	-	-	-
$100 - $149	1	-	1	-	-	-	-	-	-
$150 - $199	-	-	-	-	-	-	-	-	-
$200 - $249	7	3	1	-	2	-	1	-	-
$250 - $299	1	-	1	-	-	-	-	-	-
$300 - $349	1	-	-	-	-	-	1	-	-
$350 - $399	6	1	1	1	1	1	1	-	-
$400 - $449	4	-	-	-	2	-	1	1	-
$450 - $499	1	-	-	-	-	1	-	-	-
$500 or more	2	-	1	1	-	-	-	-	-

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	24	3	9	7	5	-
$0 - $49	-	-	-	-	-	-
$50 - $99	1	-	1	-		
$100 - $149	1	-	1	-		
$150 - $199	-	-	-	-		
$200 - $249	7	2	2	2	1	
$250 - $299	1	-	1	-		
$300 - $349	1	-	-	-	1	
$350 - $399	6	1	2	2	1	
$400 - $449	4	-	-	2	2	-
$450 - $499	1	-	-	1		
$500 or more	2	-	2	-		

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public ho

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PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: NJR. - 135

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING															
a. Federally aided 15	-	144		9	840		5	504		1	168		-	-	
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 78	33	2478		37	4528		3	704		-	2013		-	[illegible]	
GROSS MONTHLY RENTAL: Under $40	5	114		-	135		-	51		-	210		-	15	
$40 - $49	2	207		1	394		-	267		-	105		-	54	
$50 - $59	2	363		1	700		-	627		-	240		-	[illegible]	
$60 - $69	3	444		-	765		-	803		-	309		-	[illegible]	
$70 - $79	4	369		2	621		-	659		-	255		-	132	
$80 - $89	1	462		3	801		-	[illegible]		-	351		-	[illegible]	
$90 and over	16	519		30	1110		8	1397		-	540		-	[illegible]	
3. STANDARD SALES HOUSING															
TOTAL 1	-	564		-	1125		1	1167		-	453		-	285	
SALES PRICE: Under $5,000	-	8		-	12		-	21		-	27		-	16	
$5,000 - $5,999	-	8		-	14		-	21		-	2		-	2	
$6,000 - $6,999	-	8		-	15		-	21		-	2		-	2	
$7,000 - $7,999	-	8		-	4		-	21		-	1		-	-	
$8,000 - $8,999	-	9		-	27		-	23		-	10		-	5	
$9,000 - $9,999	-	8		-	15		-	21		-	4		-	1	
$10,000 - $11,999	-	80		-	133		-	135		-	46		-	24	
$12,000 and over	-	446		-	[illegible]		-	[illegible]		-	[illegible]		-	[illegible]	

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PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: NJR. - 135

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO—Negro ~~NONWHITE~~ FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING															
a. Federally aided		144		1	840		4	504		3	168		-	-	
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 15	3	2478		8	4528		2	4704		2	2013		-	940	
CROSS MONTHLY RENTAL: Under $40	-	114		1	135		-	51		-	210		-	15	
$40 - $49	-	207		-	394		-	267		-	105		-	54	
$50 - $59	2	363		-	702		-	627		-	243		-	124	
$60 - $69	-	444		2	765		-	803		-	309		-	159	
$70 - $79	-	369		1	621		-	659		-	255		-	132	
$80 - $89	1	462		-	801		-	909		-	351		-	180	
$90 and over	-	519		4	1110		2	1397		2	540		-	276	
3. STANDARD SALES HOUSING															
TOTAL 1	-	564		-	1125		1	1167		-	450		-	233	
SALES PRICE: Under $5,000	-	3		-	12		-	21		-	27		-	14	
$5,000 - $5,999	-	8		-	14		-	21		-	3		-	2	
$6,000 - $6,999	-	8		-	13		-	21		-	3		-	2	
$7,000 - $7,999	-	8		-	4		-	21		-	1		-	-	
$8,000 - $8,999	-	9		-	27		-	23		-	10		-	6	
$9,000 - $9,999	-	8		-	13		-	21		-	4		-	2	
$10,000 - $11,999	-	80		-	135		-	103		-	46		-	24	
$12,000 and over	-	440		-	900		1	930		-	356		-	180	

Form approved
Budget Bureau No. 63-R925.5

NWD-6422
(1-66)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

URBAN RENEWAL PROGRAM

ESTIMATED HOUSING REQUIREMENTS AND RESOURCES FOR DISPLACED ~~FAMILIES~~ Individuals

INSTRUCTIONS: Place original and one copy in Binder No. 1, and one copy each in other binders.

PROJECT LOCALITY: Jersey City, New Jersey

PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: NJR. - 135

ESTIMATED LENGTH OF DISPLACEMENT PERIOD: 36 MOS.

DATE OF SUBMISSION:

I. NUMBER OF FAMILIES IN PROJECT AREA AND NUMBER TO BE DISPLACED

FAMILIES	TOTAL	WHITE	NONWHITE
a. Estimated number of families in project area	43	22	21
b. Estimated number to be displaced from property to be acquired by LPA	43	22	21
c. Estimated number to be displaced from property to be acquired by other public bodies			
d. Estimated number to be displaced by rehabilitation, conservation, or code enforcement activities, from property not to be acquired			

II. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY LPA

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL	22	15	7	21	20	1
b. Eligible for federally aided public housing	9	7	2	3	3	-
c. Eligible for State or locally aided public housing	-	-	-	-	-	-
d. Ineligible for public housing	13	8	5	18	17	1

III. CHARACTERISTICS OF FAMILIES TO BE DISPLACED FROM PROPERTY TO BE ACQUIRED BY OTHER PUBLIC BODIES

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing		NOT APPLICABLE				
d. Ineligible for public housing						

IV. CHARACTERISTICS OF FAMILIES TO BE DISPLACED BY REHABILITATION, CONSERVATION, OR CODE ENFORCEMENT ACTIVITIES, FROM PROPERTY NOT TO BE ACQUIRED

ESTIMATED NUMBER OF FAMILIES	WHITE			NONWHITE		
	TOTAL	TENANTS	OWNERS	TOTAL	TENANTS	OWNERS
a. TOTAL						
b. Eligible for federally aided public housing						
c. Eligible for State or locally aided public housing		NOT APPLICABLE				
d. Ineligible for public housing						

V. PROPOSED REHOUSING OF FAMILIES INCLUDED IN BLOCKS II, III, and IV ABOVE

PROPOSED REHOUSING	WHITE			NONWHITE		
	TOTAL	EXISTING UNITS	NEW UNITS	TOTAL	EXISTING UNITS	NEW UNITS
a. TOTAL FAMILIES	22	22		21	21	
b. Private rental housing	18	18		19	19	
c. Private sales housing	-	-		-	-	
d. Federally aided public housing	4	4		2	2	
e. Other public housing						

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PROJECT NAME Montgomery Street Project Area | PROJECT NUMBER NJR. - 135

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA
(Include all listed under II, III, and IV)

A. SIZE, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA Individuals

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	22								
$0 - $49	-								
$50 - $99	4 / 6								
$100 - $149	1 / 1								
$150 - $199	1								
$200 - $249	1 / 1								
$250 - $299	3 / 1								
$300 - $349	2								
$350 - $399	-								
$400 - $449	1								
$450 - $499	-								
$500 or more	-								

B. BEDROOM REQUIREMENTS, BY INCOME, OF WHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4 BEDROOMS	5 OR MORE
TOTAL	22	22				
$0 - $49	-	-				
$50 - $99	10	10				
$100 - $149	2	2				
$150 - $199	1	1				
$200 - $249	2	2				
$250 - $299	4	4				
$300 - $349	2	2				
$350 - $399	-	-				
$400 - $449	1	1				
$450 - $499	-	-				
$500 or more	-	-				

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

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PROJECT NAME Montgomery Street Project Area — [illegible] NDP. - 135

VI. SIZE AND BEDROOM REQUIREMENTS, BY INCOME, OF FAMILIES TO BE DISPLACED FROM PROJECT AREA—Continued
(Include all listed under II, III, and IV)

C. SIZE, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED FROM PROJECT AREA Negro Individuals

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	NUMBER OF FAMILIES BY FAMILY SIZE [1]							
		2	3	4	5	6	7	8	9 OR MORE
TOTAL	21								
$0 - $49	-								
$50 - $99	2								
$100 - $149	1	1							
$150 - $199	-								
$200 - $249	1								
$250 - $299	-								
$300 - $349	1								
$350 - $399	1								
$400 - $449	9								
$450 - $499	-								
$500 or more	5								

D. BEDROOM REQUIREMENTS, BY INCOME, OF NONWHITE FAMILIES TO BE DISPLACED

MONTHLY FAMILY INCOME	TOTAL NUMBER OF FAMILIES	BEDROOM REQUIREMENTS				
		1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM
TOTAL	21	21				
$0 - $49	-	-				
$50 - $99	3	3				
$100 - $149	2	2				
$150 - $199	-	-				
$200 - $249	1	1				
$250 - $299	-	-				
$300 - $349	1	1				
$350 - $399	1	1				
$400 - $449	9	9				
$450 - $499	-	-				
$500 or more	4	4				

[1] Draw a zigzag line differentiating eligible from ineligible families, by family size, for admission to public housing.

PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: NJR. - 135

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY

Individuals

A. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO WHITE FAMILIES

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE		RE-QUIRED	TO BE AVAILABLE	
		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW		EXIST-ING	NEW
1. PUBLIC HOUSING															
a. Federally aided	4	144													
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 18		2478													
GROSS MONTHLY RENTAL: Under $40	9	114													
$40 - $49	-	207													
$50 - $59	1	363													
$60 - $69	2	444													
$70 - $79	4	369													
$80 - $89	1	462													
$90 and over	1	519													
3. STANDARD SALES HOUSING															
TOTAL	-	564													
SALES PRICE: Under $5,000	-	3													
$5,000 - $5,999	-	8													
$6,000 - $6,999	-	8													
$7,000 - $7,999	-	8													
$8,000 - $8,999	-	9													
$9,000 - $9,999	-	8													
$10,000 - $11,999	-	80													
$12,000 and over	-	440													

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(1-66)

PROJECT NAME: Montgomery Street Project Area

PROJECT NUMBER: N.J. R-135

VII. ESTIMATED REHOUSING REQUIREMENTS AND AVAILABILITY—Continued

B. NUMBER OF UNITS REQUIRED AND EXPECTED TO BE AVAILABLE DURING DISPLACEMENT PERIOD TO ~~NONWHITE FAMILIES~~ Negro Individuals

TYPE OF HOUSING	1 BEDROOM			2 BEDROOMS			3 BEDROOMS			4 BEDROOMS			5 OR MORE BEDROOMS		
	REQUIRED	TO BE AVAILABLE		REQUIRED	TO BE AVAILABLE		REQUIRED	TO BE AVAILABLE		REQUIRED	TO BE AVAILABLE		REQUIRED	TO BE AVAILABLE	
		EXISTING	NEW		EXISTING	NEW		EXISTING	NEW		EXISTING	NEW		EXISTING	NEW
1. PUBLIC HOUSING															
a. Federally aided	2	144													
b. State or locally aided															
2. STANDARD PRIVATE RENTAL HOUSING															
TOTAL 19		2478													
GROSS MONTHLY RENTAL: Under $40	1	114													
$40 - $49	1	207													
$50 - $59	-	363													
$60 - $69	1	444													
$70 - $79	1	369													
$80 - $89	1	462													
$90 and over	14	519													
3. STANDARD SALES HOUSING															
TOTAL	-	564													
SALES PRICE: Under $5,000	-	3													
$5,000 - $5,999	-	8													
$6,000 - $6,999	-	8													
$7,000 - $7,999	-	8													
$8,000 - $8,999	-	9													
$9,000 - $9,999	-	8													
$10,000 - $11,999	-	80													
$12,000 and over	-	440													

NARRATIVE SUPPLEMENT TO REVISED FORM HUD 6122

1. Basis for Estimates

   a. The number, size, income, tenure of families, and eligibility for public housing was obtained from a 100% survey of site occupants which was conducted by the Relocation Staff during September, 1967.

   b. The proposed rehousing of families shown in Block V is based on preferences expressed by the site occupants and the Relocation Staff's judgment as to their ability to pay as well as the suitability of the housing for the particular family. Rehousing requirements (Block VII) were determined on the same basis.

   c. Rehousing requirements (Block VII) were determined on the same basis as "b" above.

   d. The schedule of housing resources expected to be available during the project's displacement period, indicated in Block VII, is based upon the application of a historically determined turnover rate to 1960 Census material. 1960 Census statistics have been revised by the use of data on new construction, demolitions, and conversions. The rental distribution represents an estimate based on an analysis of weekly reports of vacancies throughout the City provided by 53 cooperating realtors, daily newspaper listings and periodic data of the Jersey City Housing Authority.

      The LPA is aware that the statistical accuracy of Revised Form HUD 6122 data is largely indeterminate at this point in time. The housing element of the Community Renewal Program and eventually 1970 Census material will permit refinement of the resources data in a definitive manner.

2. Assumptions and Conclusions

   Analysis of Revised Form HUD 6122 data indicates that existing public and private resources will prove adequate to permit a successful relocation program. (See attached letters from the Jersey City Housing Authority and the Jersey City Department of Health and Welfare.) The Jersey City Redevelopment Agency will maintain better residential properties acquired during project execution in a sound condition to provide temporary relocation resource to families experiencing difficulty in finding permanent accommodations.

3. Basis of Rent/Income Ratios

   The rent/income and the sales price/income ratio are based on local practice and are traditionally accepted. Also, standards for Displacees ability to pay are covered in the Relocation Plan, Section B2. However, the circumstances of each family

will be considered in applying the ratios since the overall economic situation of the family as well as family size might dictate a lower expenditure for monthly housing costs, or conversely, might permit a larger expenditure.

4. Competition for Housing Resources

Estimates of displacement resulting from public actions are described in Table I prepared in October, 1967 by the Jersey City Division of Planning with the assistance of the Redevelopment Agency. This Table covers a 36-month period consistent with both the projected relocation period and the relocation resource information provided on Revised Form HUD 6122.

5. Special Problems

Special problems are fully described in the Relocation Plan, Section C-3.

6. Numerical Estimates of Other Site Occupants

The September, 1967 site occupant survey indicates that there are 43 individuals in housekeeping units; 22 white and 21 non-white.

7. Type and Quality of Housing Available for Displaced Individuals

Of the 43 individuals who are site residents, 15 or 35 percent are elderly persons. Based upon information supplied by the Housing Assistance Administration it is anticipated that a Section 202 senior citizen housing development containing a total of 300 efficiency and one-bedroom units will be completed and ready for occupancy by 1968.

The Rooming House and Hotel Division of the Fire Department has informed the LPA that there are approximately 900 single room occupancy units. These facilities must meet code requirements. On the basis of a sample survey of several typical facilities, the occupants of these facilities are very mobile and an annual turnover of 100% is not uncommon. A listing of all such facilities licensed by the Fire Department, Rooming House and Hotel Division will be maintained for referral purposes. In addition, unused bedrooms in single-family housing units are sometimes used by single persons, but no attempt was made to estimate the number since there will be adequate vacancies in the licensed rooming houses to meet the needs of this project.

8. Numerical Displacement of Non-Residential Site Occupants

Two institutions and 77 business concerns will be displaced. There are no rooming houses or hotels in the project area.

9. Financing for Displaced Non-White Families

Non-white families wishing to purchase homes in which to relocate will be given assistance through the FHA 221 mortgage insurance program and through regular FHA and conventional loan programs.

10. Rent Supplement Under Housing Act of 1965.

Not Applicable.

11. Coordination of LPA and LHA

Coordination of LPA and LHA is fully explained in the Relocation Plan, Section C-1, C-3 and D-4.

12. Steps taken and to be taken to locate private rehousing resources available on a non-discriminatory basis.

Such steps taken and to be taken are fully described in the Relocation Plan, Section A-2 and C-1.

Exhibit III

October, 1967

Relocation of Households Resulting from Public Actions, Urban Renewal: 1968-1970, City of Jersey City.

Project Year	Families				Individuals				Businesses
	Total	White	Non-White	Puerto Rican	Total	White	Non-White	Puerto Rican	
1968									
Henderson[a]	120	56	16	48	38	34	3	1	37
Montgomery[a]	41	32	7	2	15	8	7	0	31
Bramhall	340	102	238	+	40	12	28	+	15
Demolition	188	113	75[b]	+	31	13	18[b]	+	14
Civic Center I	54	54	0	0	+	+	0	0	1
Trans. Center[c]	120	108	12[d]	+	88	80	8[d]	+	26
Munic. Code Enf.[e]	57	+	+	+	6	+	+	+	6
Total*	920	465	348	50	218	147	64	1	130
1969									
Henderson[a]	120	56	16	48	39	34	3	2	37
Montgomery[a]	41	32	8	1	14	7	7	0	31
Bramhall	340	102	238	+	40	12	28	+	15
Demolition	188	113	75[b]	+	31	13	18[b]	+	14
Jackson[f]	41	3	38	+	13	1	12	+	13
Munic. Code Enf.[e]	154	+	+	+	16	+	+	+	6
Total*	884	306	375	49	153	67	68	2	110
1970									
Henderson[a]	120	55	16	48	39	34	3	2	37
Montgomery[a]	41	31	8	2	14	7	7	0	32
Jackson[f]	42	3	39	+	13	2	11	+	13
Journal Square[g]	148	147	1	+	+	+	+	+	30
Hamilton Park[h]	277	88	51	138[i]	26	7	11	8[i]	30
Munic. Code Enf.[e]	154	+	+	+	16	+	+	+	6
Total*	782	324	115	188	108	50	32	10	148

Please see attached notes.

Notes

+ - Information not available.

* - Figures across do not total because of unavailability of city-wide racial breakdown information relative to Municipal Code Enforcement activities.

a. Data based on September, 1967 survey and may not agree with previously submitted data.

b. Estimate based on Division of Planning projections of the non-white population in the three demolitionareas (projection of 1960 U.S. Census data).

Area	% White	% Non-White
Lafayette	40	60
Greenville	80	20
Hudson City	95	—

c. Data based on October, 1967 estimates provided by Port of New York Authority, and may not agree with previously submitted estimates.

d. Division of Planning projections of 1960 U.S. Census data indicate that non-whites and Puerto Ricans comprise about 10% of the population in the area.

e. Estimates assume a continuation of a currently projected level of maximum activity. No racial breakdown is available at this time.

f. The displacement data given for the Jackson Project (1969 and 1970) represents 2/3 of the estimated total displacements in each category. The total displacements for 1969, 1970, and 1971 are shown below:

Jackson Project Displacements, 1969-1971
Total Families - 125
Total Individuals - 39
Total Businesses - 39

g. The 1970 displacement data for the Journal Square West Project represents 1/3 of the estimated total displacements within each category. The total displacements estimated for 1970, 1971, and 1972 are shown below:

Journal Square West Project Displacements, 1970 - 1972
Total Families - 444
Total Businesses - 90

Estimates of the number of individuals to be displaced as well as racial breakdown in each category are not known at this time. These latest estimates do not agree with previously submitted data.

h. The 1970 displacement data for the Hamilton Park Project represents 1/2 of the estimated total displacements within each category. The total displacements estimated for 1970, 1971, and 1972 are shown below:

Hamilton Park Project Displacements - 1970 - 1972
Total Families - 831
Total Individuals - 80
Total Businesses - 90

The racial breakdown for the Hamilton Park Project are derived form correlations of data contained in the September, 1967 survey of the Henderson S
Project Area.

THIS IS NOT AN EVICTION NOTICE

INFORMATIONAL STATEMENT

To all families and individual householders living in the _____Urban Renewal Area -

The dwelling in which you now live is in the urban renewal area which is designated by the City of Jersey City for a Federally-aided urban renewal project. The building in which you live is now owned by the Jersey City Redevelopment Agency.

NATURE OF PROJECT:

The area known as_____ is scheduled for clearance, and the land will be redeveloped in accordance with an Urban Renewal Plan prepared by the Jersey City Redevelopment Agency and approved by the City. After the buildings are demolished and the area graded, certain changes in the street system will be made, including the widening of some and the abandonment or realignment of others. The cleared land in the project will be used for commercial, residential, recreational, and light industrial purposes. In order to carry out this program, it will be necessary for you to move since the project plans call for the demolition of the structure which you are presently occupying. However, please be assured that the Jersey City Redevelopment Agency will do everything possible to make your move as painless as possible.

REHOUSING RESPONSIBILITIES

The State and Federal urban redevelopment laws impose certain responsibilities on the Agency of the City of Jersey City. Among these is the obligation to assist you in finding other housing which is decent, safe and sanitary. This housing should be accessible to your place of work and within your financial means. If any problem is encountered in obtaining accommodations to which you have been referred by the Agency, please refer it to the Relocation Office.

RELOCATION OFFICE AND RELOCATION SUPERVISOR

The Jersey City Redevelopment Agency's Relocation Office is located at_____. There is a competent staff there to be of service to you. Mr._____is the Relocation Site Manager and Office Hours are 9:00A.M. to 5:00 P.M. In addition to assisting you in your moving the Agency at present will perform the regular duties of your landlord. If you are in need of maintenance service, please call the Relocation Office; the telephone number is _____. Also, if you remain in your present dwelling beyond the period authorized by the Jersey City Redevelopment Agency's rental policy, you will be charged rent. This matter is fully covered in the accompanying Information Statement Receipt in which the conditions of our relationship of tenant and landlord are established.

STANDARDS FOR DETERMINING DECENT, SAFE AND SANITARY HOUSING:

In assessing the quality of housing into which Site Occupants will move, certain standards have been established, and any housing which the Relocation Staff refers to you will meet these standards. Of course, any housing you find yourself should also meet these standards, and if you have any doubt as to whether it does, please request the Relocation Staff to make an inspection. If you are a roomer living with a family, the occupancy and housing standards of the family's unit will apply. This is important since you will be asked to move again if you move into a house which does not meet the

CONDITION OF STRUCTURE:

The housing unit must be safe, structurally sound, weathertight and in good repair.

BATHROOM AND KITCHEN FACILITIES:

The housing unit must have a washbasin, bathtub or shower which is connected to hot and cold running water, an inside flush toilet, all in good working order. These facilities must be for the exclusive use of your family or individual householder.

The kitchen must be for the exclusive use of your family and have a sink with hot and cold running water, a cookstove or utility connection for a stove, and adequate provision for storage of utensils and food.

A non-housekeeping unit without kitchen facilities and with bathroom sharing facilities, occupied by an individual, must meet local Code as well as Rooming House License Requirements.

SEWAGE DISPOSAL:

The Housing unit must have properly functioning plumbing which is connected to a sewage disposal system, either public or private.

HEATING FACILITIES:

The housing unit must have a central heating plan or safe individual flue-connected room space heaters.

ELECTRICITY:

The housing unit must have an adequate and safe wiring system for lighting and other electrical services.

SIZE OF SPACE:

The housing unit must be of sufficient size and have enough rooms in proportion to the size of your family to provide privacy and avoid overcrowding. Generally families of the following sizes will require housing units with the indicated number of bedrooms although the age and sex of family members may cause some exceptions.

1 person	Efficiency
1 and 2 persons	1 bedroom
3 and 4 persons	2 bedrooms
5 and 6 persons	3 bedrooms
7 and 8 persons	4 bedrooms
9 and 10 persons	5 bedrooms

It is desirable that the housing unit have one window opening directly to the out-of-doors in each living room and bedroom, and adequately ventilated kitchen, toilet and bathroom.

SAFETY AND HEALTH:

From the standpoint of fire safety, two seperate means of getting out of the housing unit is desirable. All your equipment should be in a safe operating condition and the housing unit should be free from rats and other vermin, and from accumulations of junk and garbage.

CODES:

Your new home must conform at least to all applicable provisions for existing structures of local code ordinances. You would be inconvenienced if you move to a sub-standard unit when action is taken to bring the unit up to code standards.

NON-HOUSEKEEPING UNIT:

An individual may occupy a non-housekeeping unit, provided it meets local Code requirements.

DATE FOR VACATING BUILDING AND TEMPORARY HOUSING:

You will be notified in advance as to the prospective date for the demolition of your present building. All families will be given adequate time and help in finding another place to live. However, if you have not found a place by the time demolition of buildings start, or if it is uneconomical to make necessary repairs to the house you occupy, it may be necessary for you to move temporarily into another housing unit. If this becomes necessary, the Jersey City Redevelopment Agency will keep in touch with you until a suitable permanent home is found.

PAYMENT OF MOVING EXPENSES:

Project area residents may apply for reimbursement of their reasonable and necessary moving expenses with the option of accepting a fixed payment based on the number of rooms you will occupy, or be paid directly for moving expenses occured. In addition, you may apply for direct loss of personal property for items that will be unusable at the new location and storage costs for a period of one year or less. The total claim cannot exceed the maximum of $200.00 and must be filed within 6 months of displacement.

Further details and written conditions under which the Jersey City Redevelopment Agency will make relocation payments are available at the Relocation Site Office. Former property owners may apply for reimbursement of certain settlement costs and other related changes in connection with the acquisition of your property.

The Housing Act of 1964 contains a provision which permits Relocation Adjustment Payments to be made to help certain families and elderly individuals acquire decent, safe and sanitary housing when they move because of urban renewal activities. The payment is in addition to reimbursement for moving expenses.

A Relocation Adjustment Payment may be made if:

1. You are unable to secure a dwelling unit in a low-rent public housing project.

2. Your total family income, or your income as an elderly individual is within certain specified limits.

3. You are residing in a decent, safe and sanitary private dwelling at the time the payment is made.

4. Your claim for the payment is submitted within sixty (60) days of the date you move from the urban renewal area.

If you are not a member of a family, you may qualify for a Relocation Adjustment Payment as an "elderly individual" if you are 62 years of age or over when you move.

PREFERENCE IN LOW-RENT PUBLIC HOUSING:

If you meet the entrance requirements you will be given special preference for admission to low-rent housing which is operated by the Local Housing Authority. You should indicate your interest in this housing resource when you are interviewed by a member of the Relocation Staff.

SELF-RELOCATION:

Although the Relocation Office will assist you in every way, you will probably have the best success in finding the kind of housing unit that you want by actively seeking such housing yourself, and it is recommended that you begin looking for a place immediately. Upon finding suitable accommodations, you should notify the Relocation Office, giving your proposed new address. The Relocation Staff will carry out an inspection of the housing unit, and will advise you as to whether the proposed accommodations meet the established standards. If the standards are not met, the Jersey City Redevelopment Agency will continue to help you find a suitable housing unit. The Relocation Office receives a listing of FHA-required properties, and this listing is kept in the Relocation Office for your use, and of course, we will refer families to these units which are suitable for them. Full assistance will be given to prospective home buyers in obtaining mortgage financing.

POLICY ON EVICTION

Legal action to compel a family or individual householder to move will take place only as a last resort and only for one or more of the following reasons:

a. A family or individual fails to recognize its obligation to pay rent.

b. A family or individual is maintaining a nuisance or using the premises for illegal purposes.

c. A family or individual materially breached the rental agreement.

d. A family or individual without adequate reason, refuses to consider housing units which meet the requirements of the Relocation Plan and are suitable for the family or individual.

e. A family or individual completely fails to cooperate with the Relocation Staff. An example of such failure to cooperate would

be refusal to admit a member of the Relocation Staff to its home along with persistent evasion of attempts made by such staff to reach the family by other reasonable means.

These are the facts on relocation of families and individuals. Do not listen to rumors. If you have any questions or need help, do not wait, but go immediately to the Relocation Office. Please have confidence that the Jersey City Redevelopment Agency through its Relocation Staff is interested in helping you.

JOSEPH G. FEINBERG
Executive Director

RD-5

THIS IS NOT AN EVICTION NOTICE

HOUSING AUTHORITY
OF THE
CITY OF JERSEY CITY
BOX 8051, FIVE CORNERS STATION
JERSEY CITY, NEW JERSEY 07308
OLDFIELD 3-6400

November 9,1967

Mr. Joseph G. Feinberg, Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Montgomery Street Project Area:

The following information is provided to assist you in the preparation of a Loan and Grant Application for the Montgomery Street Project:

1. 3804 units are under management
44 " have no bedrooms
1080 " " 1 "
1706 " " 2 "
788 " " 3 "
65 " " 4 "

There is no racial discrimination practiced in renting apartments. Previous correspondence acquainted you with information about tenant turnover which will be repeated for the specific purpose of this letter. There is an estimated 10-12% annual turnover in apartments with an estimated distribution as follows:

Number of Bedrooms	Number of Units
1	100
2	260
3	40
4	10

2. There are no additional units in the planning stage.

3. Net income limits for admission and continued occupancy are:

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
NOV 13 1967

HOUSING AUTHORITY OF THE CITY OF JERSEY CITY

November 9,1967

PERSONS:	ADMISSION:		
	REGULAR:	SPECIAL:	CONTINUED OCCUPANCY:
1	$4,000	$4,800	$5,000
2	4,400	5,280	5,500
3	4,700	5,640	5,880
4	5,000	6,000	6,250
5	5,200	6,360	6,630
6	5,600	6,720	7,000
7	5,800	6,960	7,250
8 or more	6,000	7,200	7,500

4. Minimum monthly rent is $40.00. A $50.00 security deposit is required from each new tenant before moving in. All rents must be paid in advance.

5. We will be glad to give priority to assimilate eligible families that face displacement by proposed Montgomery Street project just as was done for similar families that had resided in the Gregory Street and St. John's redevelopment projects.

6. There are no residency requirements for families facing displacement by a redevelopment project. Behavioral characteristics should be such that there will be no unusual incompatibility with society generally.

7. We will alter the size of individual housing units in order to accomodate eligible large families when existing units prove inadequate.

Please don't hesitate to let us know if there is any information you require or if there is any way we can help to expedite your application.

FRANK J. BERRELL
DIRECTOR

FJB:f

THIS IS NOT AN EVICTION NOTICE

Informational Statement
for
Business Concerns and Other Nonresidential
Establishments

1. GENERAL

Urban renewal is a means of revitalizing and modernizing our city and eliminating blight and deterioration through the redevelopment or rehabilitation of declining areas.

The Jersey City Redevelopment Agency has officially designated the section where you are located as the _____, an urban renewal area to be redeveloped with financial assistance from the United States Government.

Generally, the area is bounded by_____ _____. The attached map outlines the project area.

Relocation and other activities in connection with the project will be handled by the Jersey City Redevelopment Agency through the Relocation Department.

If your building is among those that will have to be vacated, it will be necessary for you to consider a move to another location. However, every occupant will be given as much advance notice as possible of the time the Jersey City Redevelopment Agency expects to require possession of the property, and no one lawfully occupying property within the project area will be required to surrender possession without at least 90 days' written notice from the Jersey City Redevelopment Agency of the date on which possession will be required. This notice will not be given until after the Jersey City Redevelopment Agency has entered into a contract with the owners to buy the property or the Jersey City Redevelopment Agency has acquired the property by condemnation.

Please be assured that we will try to help you find other facilities suitable to your needs and requirements and that we will provide other aids and services to ease problems of relocation that you may encounter.

In this connection, we have obtained assurances from the following local agencies and organizations that their services will be available to you: the Jersey City Chamber of Commerce, Jersey City Realtors Board and many of the communities financial and credit institutions. You may contact them directly or request a member of our relocation staff to do so on your behalf.

2. RELOCATION OFFICE

A relocation office will be maintained within the project area for your convenience.

The address is:_____.
The telephone number is:_____.
The office hours are from 9 a.m. to 5 p.m., Monday through Friday. Evening appointments will be arranged at your request.

Staff will be available in the relocation office to answer any questions you may have about the relocation program and related matters. In addition, the staff will locate, inspect, and refer relocation sites or space for your consideration. The staff will also assist in the processing of any forms required by lending institutions, the Small Business Administration (SBA), and others in connection with the purchase or leasing of new premises. The Jersey City Redevelopment Agency has arranged for the SBA to send you a letter describing the assistance available from that Agency.

3. ELIGIBILITY FOR RELOCATION PAYMENTS

You may be eligible for a relocation payment for moving expenses and property loss and, in addition, a Small Business Displacement Payment, if you meet the basic requirements described below. However, since the final determination of eligibility will be made by the relocation office, you should write, visit, or call us for further details.

DO NOT MOVE BEFORE YOU SEE US. YOU MAY RISK LOSING YOUR ELIGIBILITY FOR A RELOCATION PAYMENT IF YOU DO.

4. RELOCATION PAYMENT FOR MOVING EXPENSES AND PROPERTY LOSSES

Eligible business concerns and other nonresidential establishments may receive a relocation payment for their verified reasonable and necessary moving costs and related expenses up to a maximum of $25,000.

A relocation payment for an out-of-city move is subject to the same limitations as those outlined above. In addition, payment may not be made for the portion of the cost of moving beyond 100 miles from the city boundary.

The moving expenses for which compensation may be made include the costs of dismantling, crating, storing (for a period of one year or less), transporting, insuring, reassembling, reconnecting, and reinstalling of property (including goods or other inventory kept for sale), exclusive of the cost of any additions, improvements, alterations, or other physical changes in or to any structure in connection with the accomplishment of such reassembly, reconnecting, or reinstallation.

If a claim is made for a direct property loss incurred because of a move, a relocation payment may be made for such loss up to a maximum of $3,000, provided that reimbursement or compensation has not otherwise been made. In this connection, it should be noted that payment for a combination

of direct property loss and moving expenses is limited to $3,000.

A relocation payment for loss of property may cover the amount of the actual loss in the fair market value of property for which you receive no other reimbursement. Losses on goods or other inventory kept for sale may not be included, nor losses resulting from damage to the property while it is being moved. If you intend to go out of business and claim a direct loss of property, you must meet certain other requirements, details of which are available in the relocation office. A notice of your intention to cease operations is also required in order that all the requirements can be complied with prior to final disposition of the property.

5. SMALL BUSINESS DISPLACEMENT PAYMENT

Some business concerns may be eligible for a Small Business Displacement Payment of $2,500, in addition to the relocation payment for moving expenses and property loss described above. The Small Business Displacement Payment is a fixed amount; if a business concern is eligible, it will receive the full $2,500; if it is not eligible, no payment may be made.

A Small Business Displacement Payment is not available to a nonprofit organization.

To be eligible for a Small Business Displacement Payment, a business concern must meet certain requirements. The level of earnings and the volume of gross receipts or sales are important. The average annual net earnings before income taxes must be less than $10,000 over a stipulated time period. During this period, the business concern must also have had either (a) average annual gross receipts or sales in excess of $1,500 and average annual net earnings before income taxes in excess of $500, or (b) average annual gross receipts or sales in excess of $2,500.

Certain other eligibility requirements for a Small Business Displacement Payment require explanation and discussion. Therefore, it is suggested that you visit the relocation office to discuss the matter and to learn whether you may be eligible to receive this additional payment. Attached is a copy of the claim form for a Small Business Displacement Payment, indicating the type and extent of information required. This copy is for your information only; another copy will be given to you when and if you file a claim.

6. NOTICE OF INTENTION TO MOVE

Between 30 and 90 days before you plan to move, you must notify us, in writing, of your intention to move and the date on which you intend to start your move, or the date you intend to cease business and dispose of your movable property. Please include a general description of your property to be moved or disposed of. When we receive your notice, we will arrange with

you for a mutually convenient time for a representative to inspect the property to be moved.

7. SUBMITTAL OF BIDS FOR MOVING AND RELATED COSTS

Before you move, you must obtain three written bids from reputable movers. The bids must be submitted to us at least 15 days before you start your move.

If you estimate that your moving expenses will be less than $500, you need not obtain the three bids, but the maximum relocation payment for moving expenses and related costs will then be limited to $500. It is suggested that you consult us in advance to confirm your estimate of moving costs.

The bids submitted should include the following information:

a. Name and address of the mover and name of bidder.

b. Origin and destination points of the move, estimated date(s) of the move, and the estimated time required to carry out the move.

c. Identification of the items to be moved, number of loads or cubic feet to be moved, and the hourly rate for labor and vehicles to be used in the move.

d. If applicable, identification of and estimates covering unusual charges, such as for packing, unpacking, or other costs.

Bids must also be obtained, from reliable sources, covering charges for electrical, plumbing, carpentry or other services needed for the disassembly, moving, reassembly, reconnection, or reinstallation of machinery and equipment. The bids should be broken down by number of persons required to perform the services and costs for labor and material. Lump sum estimates are not acceptable. Bids must be submitted prior to the start of any work and in sufficient time to allow for review of the bids by our staff.

Failure to provide acceptable bids and to otherwise observe required procedures may result in forfeiture of the entire claim.

8. SELF-MOVES

If you elect to move yourself, you may be reimbursed for certain out-of-pocket expenses.

As in the case of other moves, you must notify the relocation office at least 30 but not more than 90 days before you plan to start your move; and, at least 15 days before you plan to start your move, you must submit three bids from reputable movers.

You may be reimbursed only for (a) your payroll costs for your employees physically participating in the move, (b) the cost of gas and oil required to operate your trucks for the move, and (c) certain other related expenses. The total amount you may be reimbursed may not exceed the amount of the low bid you obtained from commercial movers.

Since you must keep certain specified records of your expenses for the move and comply with other requirements governing self-moves, please obtain detailed instructions from the relocation office before you start your self-move.

9. FILING OF CLAIM

Any relocation payment for your moving expenses or direct loss of property because of the move, or a Small Business Displacement Payment, will be made only after the completion of your move, or the discontinuance of your business.

After your move, or upon discontinuance of your business operations, you must submit a completed claim form (Form HUD-6146) to the relocation office. Receipted bills or other evidence of costs incurred or property loss sustained must be documented and submitted with the claim .

You must certify that your claim is true and accurate.

A claim for payment for moving expense, actual direct loss of property, or a Small Business Displacement Payment must be filed within 6 months after the completion of your move or the date you discontinued operations.

You are invited to call or visit the relocation office for assistance in filing your claim. We will help you in every way we can. A visit to our office should result in a claim properly made out and hence one which we can process in the shortest possible time so as to speed up the payment to you.

10. RENT

As stated earlier, if the property you are occupying is acquired by the Jersey City Redevelopment Agency, you will be given at least 90 days' notice in writing of the time you will have to vacate the property, and such notice will not be given until the Jersey City Redevelopment Agency has entered into a contract with the owner to buy the property or has acquired the property by condemnation.

After the property is acquired, an equitable rental rate will be established. The rent will be payable at our office in advance, monthly, on or before the first day of each month.

11. ACQUISITION OF REAL PROPERTY

Every owner of property to be acquired for the project

will be afforded a full opportunity to sell his property directly to the Jersey City Redevelopment Agency without litigation. When purchasing properties, it is the policy of the Jersey City Redevelopment Agency to pay fair prices and to treat all owners fairly and impartially. The compensation that will be offered to each owner will be based on two appraisals of the property made by competent independent appraisers. In negotiating the terms of the agreement to purchase the property, the Jersey City Redevelopment Agency will, to the extent permitted by scheduled project activities, allow the owner to set the times for closing the sale and for delivery of the right of possession to the Jersey City Redevelopment Agency. Condemnation will not be instituted unless necessary, and no property will be condemned until after every reasonable effort to purchase the property by negotiation has been exhausted.

12. EVICTION

Legal action to compel a business concern to move from acquired property may be taken for one or more of the following reasons:

a. Failure of pay rent.

b. Maintenence of a nuisance or use of the premises for illegal purposes.

c. A material breach of the rental agreement.

d. Refusal t o consider accommodations meeting relocation standards.

e. Refusal to admit a relocation interviewer.

f. Situations requiring eviction under State or local law.

As stated earlier, no one lawfully occupying property will be required to surrender possession without at least 90 days' advance notice from the Jersey City Redevelopment Agency.

* * *

We would like to repeat that we want to help you to move to a new location better than the one you now have. Studies have shown that many business concerns have bettered themselves and increased their business by moving to a well-selected new location. In addition, moving may give you a chance to acquire or build improved facilities. We want to cooperate with you; so don't hesitate to call upon us.

JOSEPH G. FEINBERG
Executive Director

THIS IS NOT AN EVICTION NOTICE

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
SEP 11 1967

THE JERSEY CITY SEWERAGE AUTHORITY
ROUTE 440 - FT. OF CULVER AVENUE
(P. O. BOX 6847, JO. SQ. STA.)
JERSEY CITY, N. J.
HE. 2-1150

September 8, 1967

COMMISSIONERS
PAUL F. SINCLAIR, M.D. CHAIRMAN
JOSEPH S. COLACURCIO
CHARLES M. KARCZEWSKI
ROBERT D. PICASSO
JOSEPH VESPERE
JOHN J. DONOHUE SECRETARY

JOSEPH A. DEMARTINO EXECUTIVE DIRECTOR
FRANCIS X. FAHY COUNSEL
A. M. HART AUDITOR & FINANCIAL ADVISOR
MAYO, LYNCH & ASSOCIATES CONSULTING ENGINEERS
ROBERT G. SOBECK PLANT SUPERINTENDENT

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, N.J.

Re: Montgomery Street Urban Renewal Project - N.J. R-135

Dear Mr. Feinberg:

I have reviewed the Montgomery Street Urban Renewal Plan (revised February, 1967) and the Project Improvements Report (Code R-224, revised February, 1967) at your request.

The separate storm and sanitary sewer system and interim provision for tie-in to existing combined interceptors will not adversely affect the operation of the Jersey City Sewerage Authority interceptors servicing the proposed project. Existing treatment facilities will adequately accommodate the potential pollution load generated by uses permitted in the Urban Renewal Plan without adding to the pollution of the Hudson River.

Pollution control standards established by the Jersey City Sewerage Authority and the State Department of Health will be met on a continuing basis by this Authority.

Very Truly Yours,

JOSEPH DE MARTINO
Executive Director

CITY OF JERSEY CITY
DEPARTMENT OF PUBLIC WORKS

THOMAS J. WHELAN — MAYOR

PHILIPP W. KUNZ
DIRECTOR

575 NEW JERSEY STATE HIGHWAY
ROUTE NO. 440
JERSEY CITY, NEW JERSEY

October 3, 1967

Mr. Joseph G. Feinberg
Executive Director
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey

Re: Montgomery Street Urban Renewal Project
N.J. R-135

Dear Mr. Feinberg:

I have reviewed the Montgomery Street Urban Renewal Plan (revised February, 1967) and the Project Improvements Report (Code #R-224, revised February, 1967) at your request.

The separate storm and sanitary sewer system and interim provision for tie-in to existing combined facilities operated by the Jersey City Department of Public Works will adequately accommodate the sewage load generated by uses permitted in the urban renewal plan. The sewerage system has received our attention throughout project planning and is thus integrated with existing sewerage facilities of the Jersey City Department of Public Works in the Montgomery Street area.

Very truly yours,

Philipp W. Kunz
Director

PWK:bvt
CST:J.Roach/S.Guarnera

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
OCT 3 1967

ROSCOE P. KANDLE, M.D., M.P.H.
State Commissioner of Health

RICHARD J. SULLIVAN, Director
Division of Clean Air and Water

State of New Jersey

DEPARTMENT OF HEALTH

JOHN FITCH PLAZA, P.O. BOX 1540, TRENTON, 08625

18 September 1967

JERSEY CITY REDEVELOPMENT AGENCY
RECEIVED
SEP 2 1 1967

Mr. Joseph G. Feinberg
Jersey City Redevelopment Agency
611 Summit Avenue
Jersey City, New Jersey 07306

Dear Mr. Feinberg:

We are in receipt of your letter of September 5, 1967, accompanying copy of Montgomery Street Urban Renewal Plan and Project Improvements Report.

We have reviewed the text of this material and find that you have apparently given proper consideration to criteria as they relate to avoidance or control of water pollution.

You, of course, understand that for any significant change to existent, or construction of new pollution control facilities it is required that engineering plans and specifications be approved by the State Department of Health before starting construction.

Very truly yours,

Richard J. Sullivan

Richard J. Sullivan, Director
Division of Clean Air and Water

RJS:rr

cc: Mr. Jarmer

Form approved
Budget Bureau No. 63-R610.8

HUD-612
(11-65)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

APPLICATION FOR LOAN AND GRANT

PROJECT LOCALITY: JERSEY CITY, NEW JERSEY
PROJECT NAME: URBAN RENEWAL AREA
PROJECT NUMBER: NJR - 135
DATE RECEIVED *(To be filled in by HUD)*:

INSTRUCTIONS: Prepare original and 4 conformed copies for HUD. Place original in Binder No. 1, copies in Binders No. 2, 3, 4, and 5.

A. CORPORATE NAME OF APPLICANT

JERSEY CITY REDEVELOPMENT AGENCY

B. TYPE OF APPLICATION

[X] Temporary Loan and/or Capital Grant, for project execution [Complete all blocks]
[ ] Temporary Loan, for early land acquisition [Leave Blocks D and E blank]

C. SUBMISSION

[ ] Initial application
[X] Revision of previously approved application dated February, 1967, for purpose of:
[ ] Change in project area boundaries
[ ] Revision in Temporary Loan
[X] Revision in Project Capital Grant
[ ] Revision in Relocation Grant
[ ] Revision in Rehabilitation Grant
[ ] Other *(Explain)*

D. REPAYMENT OF ADVANCES

Upon undertaking this project, the Applicant will repay, with interest, Title I advances in the sums indicated and in accordance with the contracts shown below:

ADVANCE CONTRACT NUMBER	AMOUNT OF CONTRACT	AMOUNT ADVANCED UNDER CONTRACT
	$ 372,500	$ 372,500
	$	$
	$	$

E. EXISTING FEDERAL AUTHORIZATIONS

Estimated survey and planning costs for this project, in accordance with the most recent approved Survey and Planning Budget No. ____, approved on _____, 19__: $ _____

F. TYPE AND AMOUNT OF FUNDS BEING APPLIED FOR

TYPE *(Check applicable items)*	TOTAL AMOUNT	*COMPLETE ONLY IF REVISION* AMOUNT OF CHANGE (+) or (-)
[X] TEMPORARY LOAN	$ 12,680,479	( ) $
[X] PROJECT CAPITAL GRANT [X] 2/3 Basis 3/4 Basis: [ ] Limited project costs [ ] Municipality with population of 50,000 or less [ ] In Redevelopment Area, municipality with population of more than 50,000	$ 9,377,123	( ) $
[X] RELOCATION GRANT	$ 652,200	( ) $
[ ] REHABILITATION GRANT	$	( ) $

G. PROGRAM [ ] Title I of the Housing Act of 1949, as amended to date [ ] Title I of the Housing Act of 1949, as amended prior to the Housing Act of 1954

(Over)

Revised November 1967

H. CATEGORY OF PROJECT ELIGIBILITY

Enter Roman numeral designation as checked on Form HUD-6120, *Summary of Project Data:* III

If project is under "disaster area" provisions of Section 111 of Title I, check here: [ ]

I. APPLICATION

The Applicant hereby applies to the United States of America for the financial assistance indicated in Block F above, under the provisions of Title I as identified in Block G above, to aid in financing the project described in this application.

J. SUPPORTING DOCUMENTATION

The documentation submitted in support of this application shall be considered part of this application.

K. ESTIMATED COMPLETION DATE OF PROJECT EXECUTION STAGE: January , 19 73 [1]

(Complete the following estimated time schedule of major steps in executing the project)

PROJECT ACTIVITY	NUMBER OF MONTHS		
	TOTAL FOR ACTIVITY (a)	FROM CONTRACT EXECUTION TO	
		START OF ACTIVITY (b)	COMPLETION OF ACTIVITY (c)
1. Rehabilitation and conservation, to meet project completion requirements	Not applicable	-	-
2. Land acquisition	36	0	36
3. Relocation of site occupants	36	0	36
4. Demolition and site clearance	36	12	48
5. Site preparation, including installation of project improvements	24	24	48
6. Disposition of land in project area	24	30	54
7. Financial settlement and project completion (after completion of above activities)	6	54	60

L. PROJECT AREA BOUNDARIES [2]

The project area herein described is the identical area covered by the Urban Renewal or Redevelopment Plan as approved by the governing body of the Local Public Agency on _____, 19___.

(Describe boundaries of project as set forth in such Plan and attach to this application)

M. EXECUTION

IN WITNESS WHEREOF, the Applicant has caused this application to be executed in its name, and its seal to be hereunto fixed and attested, this 15th day of December, 1967.

[SEAL]

JERSEY CITY REDEVELOPMENT AGENCY
Corporate Name of Applicant

By _____
Signature

EXECUTIVE DIRECTOR
Title

611 SUMMIT AVENUE
Address

JERSEY CITY, NEW JERSEY
City, State, and ZIP Code

[1] For an Application for Early Land Acquisition Loan, enter estimated effective date of the Contract for Loan and Grant for project execution activities. Complete Lines 2, 3, and 4, and leave Lines 1, 5, 6, and 7 blank.

[2] For an Application for Early Land Acquisition Loan, delete the phrase "covered by the Urban Renewal or Redevelopment Plan as approved" and insert "described in the Resolution adopted".

Form approved
Budget Bureau No. 63–R908.2

HUD-6200
(4-66)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT COST ESTIMATE AND FINANCING PLAN

PROJECT LOCALITY: JERSEY CITY, NEW JERSEY

PROJECT NAME: MONTGOMERY STREE
URBAN RENEWAL AREA

PROJECT NUMBER:

INSTRUCTIONS: Submit original and a second signed copy in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.

SUBMISSION *(Check and complete the description which applies)*

[ ] ACCOMPANIES FINAL PROJECT REPORT

DATED _____, 19____

REVISES PROJECT COST ESTIMATE AND FINANCING PLAN

[ ] SUBMITTED BY LPA ON _____, 19__

[ ] ACCEPTED BY HUD ON _____, 19__

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [X] INITIAL ESTIMATE OR [ ] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE FILLED IN BY HUD: ESTIMATE ACCEPTED BY HUD (c)
A-1	ITEM 1 OF GROSS PROJECT COST: TOTAL PROJECT EXPENDITURES *(from Form HUD-6220, line 20)*	$ 15,171,694	$	$
A-2	ITEM 2 OF GROSS PROJECT COST (Non-Cash Local Grants-in-Aid): Cash value of land donations *(from Supporting Schedule 1)*	-0-		
A-3	Demolition and removal work *(from Supporting Schedule 2)*	-0-		
A-4	Project or site improvements *(from Supporting Schedule 3)*	-0-		
A-5	Public or supporting facilities *(from Supporting Schedule 4)*	1,545,147		
A-6	Other non-cash local grants-in-aid *(specify type and breakdown of estimate on attached sheet)*	-0-		
A-7	TOTAL NON-CASH LOCAL GRANTS-IN-AID *(sum of lines 2 through 6)*	$ 1,545,147	$	$
A-8	GROSS PROJECT COST (ITEM 1 plus ITEM 2) *(line 1 plus 7)*	$ 16,716,841	$	$
A-9	PROCEEDS FROM PROJECT LAND: Sale price of project land to be sold	$ 2,651,156	$	$
A-10	Capital value imputed to project land to be leased	-0-		
A-11	Capital value of project land to be retained by LPA	-0-		
A-12	TOTAL PROCEEDS FROM PROJECT LAND *(sum of lines 9, 10, and 11)*	$ 2,651,156	$	$
A-13	NET PROJECT COST *(line 8 minus 12)*	$ 14,065,685	$	$
A-14	SHARING OF NET PROJECT COST: Net Project Cost of this project *(from line 13)*	$ 14,065,685	$	$
A-15	Net Project Cost of other projects (if any) pooled with this project	-0-		
A-16	Aggregate Net Project Costs for this and other projects (if any) in the pool *(line 14 plus 15)*	14,065,685		
A-17	Minimum local grants-in-aid required for this and other projects (if any) in the pool	4,688,562		
A-18	*(Less)* Total local grants-in-aid to be provided for other projects (if any) in the pool	-0-		
A-19	*(Equals)* Minimum local grants-in-aid required for this project *(line 17 minus 18)*	$ 4,688,562	$	$

Revised November 1967

HUD-6200
(4-66)

SECTION A. ESTIMATE OF GROSS AND NET PROJECT COSTS *(Continued)*

LINE NO.	ITEM	TO BE COMPLETED BY LPA: [X] INITIAL ESTIMATE OR [ ] LATEST ACCEPTED ESTIMATE (a)	TO BE COMPLETED BY LPA: REVISED ESTIMATE (b)	TO BE FILLED IN BY HUD: ESTIMATE ACCEPTED BY HUD (c)
	SHARING OF NET PROJECT COST: *(Continued)*			
	LOCAL GRANTS-IN-AID, THIS PROJECT:			
A-20	Non-cash local grants-in-aid *(from line 7)*	$ 1,545,147	$	$
A-21	Cash local grants-in-aid	3,143,415		
A-22	TOTAL LOCAL GRANTS-IN-AID FOR THIS PROJECT *(line 20 plus 21) (must be not less than line 19)*	$ 4,688,562	$	$
A-23	PROJECT CAPITAL GRANT *(line 14 minus 22)*	$ 9,377,123	$	$
A-24	RELOCATION GRANT *(from Form HUD-6220, line 21)*	$ 652,200	$	$
A-25	REHABILITATION GRANT *(from Form HUD-6220, line 22)*	$	$	$
A-26	TOTAL FEDERAL CAPITAL GRANT *(sum of lines 23, 24, and 25)*	$ 10,029,323	$	$

SECTION B. SOURCES OF FUNDS FOR PROJECT EXPENDITURES, RELOCATION PAYMENTS, AND REHABILITATION GRANTS

LINE NO.	ITEM		ESTIMATE SUBMITTED BY LPA (a)	*(Leave blank)* ESTIMATE ACCEPTED BY HUD (b)
B-1	Total cash requirements for project expenditures, Relocation Payments, and Rehabilitation Grants *(sum of lines A-1, A-24, and A-25)*		$ 15,823,894	$
	Cash local grants-in-aid:			
	SOURCE OF CASH	ACTUAL OR ANTICIPATED DATE OF RECEIPT		
B-2	CITY (BONDS)	1969	$ 2,981,352	$
B-3				
B-4				
B-5	Real estate tax credits *(from Form HUD-6220, line 7b)*		162,063	
B-6	Total cash local grants-in-aid *(sum of lines 2 through 5)*		$ 3,143,415	$
B-7	Total funds to be applied to project expenditures, Relocation Payments, and Rehabilitation Grants, from short-term borrowings other than those on line B-9 below		-0-	
B-8	Subtotal *(line 6 plus 7)*		$ 3,143,415	$
B-9	PROJECT TEMPORARY LOAN THROUGH DIRECT OR PRIVATE FINANCING UNDER LOAN AND GRANT CONTRACT *(line 1 minus 8)*		$ 12,680,479	$

Acceptance of the estimates submitted is hereby requested.

December 15, 1967
Date

Signature of Authorized Officer

JERSEY CITY REDEVELOPMENT AGENCY — EXECUTIVE DIRECTOR
Local Public Agency — *Title*

HUD ACCEPTANCE

The estimates are accepted as indicated in the appropriate columns.

Signature

Title

Date

Revised November 1967

HUD-6200
(4-66)

SUPPORTING SCHEDULES

SCHEDULE 1. LAND DONATIONS (Land Parcels or Land Interests)

IDENTIFICATION (a)	NAME OF DONOR (b)	ESTIMATED CASH VALUE SUBMITTED BY LPA (c)	*(Leave blank)* ESTIMATED CASH VALUE ACCEPTED BY HUD (d)
None		$	$
CASH VALUE OF LAND DONATIONS *(Enter on line A-2)*		$	$

SCHEDULE 2. DEMOLITION AND REMOVAL WORK—NON-CASH LOCAL GRANTS-IN-AID

(Include work which has been or will be provided)

IDENTIFICATION OF DEMOLITION OR REMOVAL WORK JOBS (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATED NET COST SUBMITTED BY LPA (c)	*(Leave blank)* ESTIMATED NET COST ACCEPTED BY HUD (d)
None		$	$
TOTAL DEMOLITION AND REMOVAL WORK TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-3)*		$	$

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID

IDENTIFICATION (a)	NAME OF PROVIDING ENTITY (b)	ESTIMATE SUBMITTED BY LPA			*(Leave blank)* ESTIMATE ACCEPTED BY HUD	
		TOTAL COST (c)	CHARGE TO PROJECT[1] % (d)	CHARGE TO PROJECT[1] AMOUNT ((c) X (d)) (e)	% (f)	AMOUNT (g)
None		$		$		$

[1] If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

HUD-6200
(4-66)

SUPPORTING SCHEDULES *(Continued)*

SCHEDULE 3. PROJECT OR SITE IMPROVEMENTS—NON-CASH LOCAL GRANTS-IN-AID *(Continued)*

IDENTIFICATION	NAME OF PROVIDING ENTITY	ESTIMATE SUBMITTED BY LPA			*(Leave blank)* ESTIMATE ACCEPTED BY HUD	
		TOTAL COST	CHARGE TO PROJECT[1]			
			%	AMOUNT ((c) X (d))	%	AMOUNT
(a)	(b)	(c)	(d)	(e)	(f)	(g)
		$		$		$
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 2 OF GROSS PROJECT COST *(Enter on line A-4)*				$		$

SCHEDULE 4. PUBLIC OR SUPPORTING FACILITIES

IDENTIFICATION	NAME OF PROVIDING ENTITY	ESTIMATE SUBMITTED BY LPA			*(Leave blank)* ESTIMATE ACCEPTED BY HUD	
		TOTAL COST	CHARGE TO PROJECT[1]			
			%	AMOUNT ((c) X (d))	%	AMOUNT
(a)	(b)	(c)	(d)	(e)	(f)	(g)
		$		$		$
New High School	City	10,324,919	12.89	1,330,882		
Neighborhood Center	City	96,566	39.61	38,250		
15% Engineering and Contingencies (less land)		1,563,223		176,015		
TOTAL SUPPORTING FACILITIES TO BE CHARGED TO PROJECT *(Enter on line A-5)*				$ 1,545,147		$

If a special assessment against project-acquired land is involved, apply the percent of direct benefit to the project from the improvement or facility to its total cost and subtract from that amount the total amount of the special assessment against the project-acquired land.

GPO 905-136

Form approved
Budget Bureau No. 63–R983

HUD-6220
(12–65)

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
URBAN RENEWAL PROGRAM

PROJECT EXPENDITURES BUDGET

PROJECT LOCALITY: JERSEY CITY, NEW JERSEY

PROJECT NAME: MONTGOMERY STREET URBAN RENEWAL AREA

PROJECT NUMBER: NJR - 135

BUDGET NO.:

INSTRUCTIONS: Initial Budget: *Prepare original and 8 copies for HUD. Submit original and 4 copies in Binder No. 1, and copies in Binders No. 2, 3, 4, and 5.* Revised Budget: *If with amendatory application, follow "Initial Budget" instructions. Otherwise, submit original and 4 copies to HUD.*

DATES OF BUDGET APPROVALS *(Complete for revision only)*

Budget No. 1, _____, 19____ Latest Approved Budget (No. ____), _____, 19____

LINE NO.	ACTIVITY CLASSIFICATION[1]	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET			
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ OR –) (b)	BUDGET REQUESTED FOR 60 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
1	TOTAL SURVEY AND PLANNING EXPENDITURES (Includes all costs incurred, costs estimated to be incurred, and interest on advances to repayment date) (R 1401, R 1403, R 1404)	$	$	$ 387,847	$
2	PROJECT EXECUTION EXPENDITURES:				
	Administration:				
	a. Administrative overhead and services (R 1410.01, R 1410.09, R 1410.16, R 1410.19, R 1416)			396,300	
	b. Travel (R 1410.05)			-0-	
3	Office furniture and equipment (R 1475)			-0-	
4	Legal services (R 1410.024, R 1415)			23,250	
5	Survey and planning (R 1410.021, R 1430)			8,000	
6	Acquisition expenses (R 1410.022, R 1440.02 through R 1440.06)			122,289	
7a	Temporary operation of acquired property– Profit (–) or Loss (+) (R 1410.027, R 1448)			120,483	
7b	Amount included in Line 7a as real estate tax credits (R 1448.038)	[ ]	[ ]	[162,063	[ ]
8	Relocation and Community organization, excluding Relocation Payments (R 1410.023, R 1443)			-0-	
9	Site clearance–Proceeds (–) or Cost (+) (R 1410.025, R 1450)			648,195	
10	Project or site improvements (R 1410.026, R 1455)			3,342,325	
11	Disposal, lease, retention costs (R 1410.028, R 1445)			17,000	
12	Rehabilitation and conservation, excluding Rehabilitation Grants (R 1410.029, R 1460)			-0-	
13	Interest (R 1420.013, R 1420.02)			618,750	
14	Other income (–) (R 1449)	(–)		(–) 150,000	(–)

[1] For a project on a three-fourths capital grant basis with limited project costs, enter zero on Lines 1 through 7b.

Revised November 1967

HUD-6220
(12-65)

LINE NO.	ACTIVITY CLASSIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD
		USE ONLY FOR REVISED BUDGET			
		LATEST APPROVED BUDGET (a)	ADJUSTMENT (+ or −) (b)	BUDGET REQUESTED FOR 60 MONTHS (c)	BUDGET APPROVED FOR ____ MONTHS (d)
15	Subtotal *(sum of Lines 2 through 14, excluding Line 7b)*	$	$	$ 5,146,592	$
16	Contingencies *(for Column (c), not to exceed 15% of Line 15)*			771,988	
17	Real estate purchases (R 1440.01)			8,763,595	
18	Project inspection (R 1418)			101,672	
19	TOTAL PROJECT EXECUTION EXPENDITURES *(sum of Lines 15, 16, 17, and 18)*			14,783,847	
20	TOTAL PROJECT EXPENDITURES (ITEM 1 OF GROSS PROJECT COST) *(Line 1 plus 19)*	$	$	$ 15,171,694	$
21	Relocation Payments 100% reimbursable to LPA (R 1501)	$	$	$ 652,200	$
22	Rehabilitation Grants 100% reimbursable to LPA (R 1502)	$	$	$	$

Approval of the Project Expenditures Budget in the amounts and for the time period shown in Column (c) is hereby requested.

December 15, 1967
Date

JERSEY CITY REDEVELOPMENT AGENCY
Local Public Agency

EXECUTIVE DIRECTOR
Signature of Authorized Officer

Title

HUD APPROVAL

The Project Expenditures Budget is hereby approved in the amounts and for the time period shown in Column (d).

The project shall be completed by _____, 19___.

Date

Signature

Title

HUD-6220
(12-65)

SUPPORTING SCHEDULE

PROJECT OR SITE IMPROVEMENTS CHARGED AS PROJECT EXPENDITURES

IDENTIFICATION	TO BE COMPLETED BY LPA			TO BE FILLED IN BY HUD	
	TOTAL COST	CHARGE TO PROJECT			
		%	AMOUNT	%	AMOUNT
	$		$		$
Streets	547,883	See Note 1	388,365		
Sewers and Storm Drains	2,699,475		1,919,095		
Water Distribution System	289,400		245,800		
Traffic Lights and Signs	31,618		15,878		
Police and Fire Communications System	14,815		10,165		
SUBTOTAL	3,583,191		2,579,303		
Engineering and Site Inspection	214,991		154,759		
Relocation of Electrical Lines Underground	890,000	See Note 1	542,075		
Relocation of telephone lines underground	80,500		66,188		
TOTAL PROJECT OR SITE IMPROVEMENTS TO BE CHARGED TO ITEM 1 OF GROSS PROJECT COST			$3,342,325		$

Revised November 1967

LANDSCAPING

The LPA will provide screening in a 5 foot planting easement along sections of disposition parcels where the railroad is adjacent to residential, public and commercial areas. This item is submitted for 100 percent credit since only the redevelopment of the project area will benefit from the screening. Another 1000 trees will be provided for screening and landscaping throughout the Project Area.

	Cost	Eligibility	Eligible Cost
Approximately 2000 evergreen trees and labor	$10,000	100	$10,000

F. New High School

1. Identification

The City is constructing a new high school to the east and adjacent to the project area which will be known as The Ferris High School. The new high school will accommodate 1800 students in grades 9 through 12.

2. Scope, Character and Design

The new high school is designed and will be constructed to meet the standards of the New Jersey Department of Education.

3. Justification

The age, condition and overcrowding of the schools in Jersey City has necessitated a large scale school building program of which the Ferris High School is an essential element. The construction of 1,720 new dwelling units in the project area will also generate a need for more school space. The following table gives a breakdown of the dwelling units by type, the estimated pupils for each dwelling unit and total pupils.

Towers & Senior Citizens	Pupils/D.U.	Total Pupils
287 Efficiency	.00	0
351 1 BR	.05	18
114 2 BR	.50	57
752 Units		75
Medium Rise - 6 Story		
0 Efficienty	.00	0
84 1 BR	.05	4
144 2 BR	.50	72
60 3 BR	2.00	120
288 Units		196

Load Bearing		Pupils/D.U.	Total Pupils
86	1 BR	.10	9
132	2 BR	1.00	132
50	3 BR	2.00	100
268	Units		241
Town House/Apartments			
76	1 BR	.20	15
76	2 BR	1.25	95
38	3 BR	2.00	76
190	Units		186
Town Houses			
48	3 BR	2.00	96
182	4 BR	2.50	455
230	Units		551
Totals			
1,720	Dwellings		1,249 Pupils

The Percentage of these pupils in each age group was estimated using census tract data for existing housing units in and adjacent to the project area and is shown in the following table.

Age	% of Total
5	9.84
6	8.88
7	9.68
8	8.96
9	8.50
10	8.35
11	8.62
12	7.78
13	6.14
14	5.95
15	4.61
16	4.46
17	4.80
18	3.43
	100.00

It is estimated that 232 pupils, 18.57 percent including ages 15, 16, 17 and one-half those in ages 14 and 18 in the project area after redevelopment will utilize the new high school. This represents 12.89 percent of the new high school's capacity of 1,800 students. Therefore 12.89 percent credit is claimed for this public facility. Disposition parcel #7 will be developed as a high school field in conjunction with the new high school. A credit of 12.89 percent of the cost of land acquisition for this field is claimed.

4. Estimated Cost

	Cost	Eligibility	Eligible Cost
New High School	10,019,519	12.89	1,291,516
(a) building construction, site work, outside utilities and piling			$ 7,401,798
(b) fixed equipment			370,000
(c) land cost			1,120,922
(d) demolition of property			134,799
(e) survey and test boring			9,000
(f) testing and laboratory reports			111,000
(g) contingencies			370,000
(h) architect			497,000
(i) cost of blueprints			5,000
			$10,019,519
High School Field Land Acquisition	305,400	12.89	39,366
TOTAL SCHOOL IMPROVEMENTS	10,324,919		1,330,882

G. Neighborhood Center

1. Identification

A neighborhood center is to be provided in the project area to serve the residents of the new housing as well as those of the three existing public housing projects adjacent to the project area.

2. Scope, Character and Design

The neighborhood center will contain health, recreation and welfare facilities and will be developed under the Neighborhood Facilities Program of the Department of Housing and Urban Development.

3. Justification

It is estimated that the new housing to be developed in the project will house a population of approximately 5,000

while the three existing public housing projects and other surrounding blocks in the service area house an estimated 7,623 persons. Thus of an estimated total population of 12,623 that the Community Center will service, 5,000 will be from the new housing to be developed in the Urban Renewal Area. A 39.61 percent credit is therefore claimed for this public facility. The cost listed below is one-third of the total development cost. Two-thirds of the cost of this facility will be through a Federal Grant.

4. Estimated Cost

	Cost	Eligibility	Eligible Cost
Neighborhood Center (One-third of total)	66,666	39.61	26,406
Land Acquisition (One-third of total)	29,900	39.61	11,844
TOTAL COMMUNITY CENTER	96,566		38,250
TOTAL PUBLIC FACILITIES	10,421,485		1,369,132
15% Engineering and Contingencies (less land acquisition)	1,512,928		176,015
TOTAL	11,934,413		1,545,147

DIV. LOCAL FINANCE

1967 JUN 9 AM 8 45

SUPPLEMENTAL DEBT STATEMENT

— OF —

City of Jersey City County of Hudson

As of June 6th, 1967.

1. The net debt of the local unit after giving effect to obligations about to be authorized, is (page 2, line 4) $ 26,762,205.00

2. Equalized valuation basis (the average of the equalized valuations of real estate, including improvements, and the assessed valuation of class II railroad property of the local unit for the last 3 preceding years) as stated in the Annual Debt Statement or the revision thereof last filed

   (1) 1964 Equalized Valuation Real Property with Improvements plus assessed valuation of Class II R.R. property $ 849,709,515.00

   (2) 1965 Equalized Valuation Real Property with Improvements plus assessed valuation of Class II R.R. property $ 880,010,869.00

   (3) 1966 Equalized Valuation Real Property with Improvements plus assessed valuation of Class II R.R. property $ 933,806,050.00

3. Equalized Valuation Basis — Average of (1), (2) and (3) $ 884,175,478.00

4. Net debt (Line 1 above) expressed as a percentage of such equalized valuation basis (Line 3 above) is:

Three and 02/100 ..... per cent (3.02 %)

STATE OF NEW JERSEY }
COUNTY OF HUDSON } ss.

LAWRENCE J. CAMISA, being duly sworn, deposes and says:

Deponent is the chief financial officer of the City of Jersey City County of Hudson

here and in the statement hereinafter mentioned called "the local unit." The Supplemental Debt Statement annexed hereto and hereby made a part hereof is a true statement of the debt condition of the local unit as of the date therein stated and is computed as provided by the Local Bond Law of New Jersey.

Lawrence J. Camisa

Subscribed and sworn to before me

this 6th day of June, 1967

Title Director of Finance

Address City Hall, Jersey City, N.J.

Notary Public of New Jersey
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Aug. 12, 1969

(NOTE—In all cases two copies of Supplemental Debt Statement must be filed with:)

DIVISION OF LOCAL GOVERNMENT
P. O. BOX 1959
TRENTON, NEW JERSEY 08625

1. The net debt of the local unit, as stated in the Annual Debt Statement made as of December 31, 19 66, or the revision thereof last filed, with respect to the following classes of bonds and notes, the amount by which each class has been increased by the authorization of additional debt, and the amount by which each class has been decreased by payment of outstanding debt or reduction of the authorization to incur debt, is as follows:

	Net Debt as per Annual Debt Statement	*Decrease (Since December 31, Last Past)*	*Increase*	*Net Debt*
Bonds and notes for school purposes	$	$	$	$
Bonds and notes for self-liquidating purposes	$	$	$	$
Other bonds and notes	$18,294,300.00	$ 238,000.00	$ 7,410,925.00	$ 25,447,225.00

2. Net debt at the time of this statement is: $ 25,447,225.00

3. The amounts and purposes separately itemized of the obligations about to be authorized, and any deductions which may be made on account of each such item are:
(see note "C" below)

Purpose	*Amount*	*Deduction*	*Net*
School Purposes—Acquisition of Land Contiguous to Site & Construction & Equipment of a New Public School 11.	$ 2,084,000.00	$ 789,019.12	$ 1,294,980.88
	$	$	$
School Purposes—Installation of Automatic Fire Detection Systems in Various Public Schools.	$ 376,000.00	$ 376,000.00	$
Improvement of Doy Street from Jones Street to Charlotte Street in the City of Jersey City, N.J.	$ 20,000.00	$	$ 20,000.00
	$	$	$
	$	$	$ 1,314,980.88

4. The net debt of the local unit determined by the addition of the net amounts stated in items 2 and 3 above is: $ 26,762,205.88

NOTES

A. If authorization of bonds or notes is permitted by an exception to the debt limitation, specify the particular paragraph of N.J.S. 40A:2-7 or other section or law providing such exception.

B. This form is also to be used in the bonding of separate (not Chapter 6) school districts as required by R. S. § 18:5-87, and filed before the school district election. In such case pages 4, 5, and 6 should be completed to set forth computation supporting any deduction in line 3 above.

C. Only the acount of bonds or notes about to be authorized should be entered. The amount of the "down payment" provided in the bond ordinance should not be included nor shown as a deduction.

COMPUTATION OF SCHOOL INDEBTEDNESS AND DEDUCTIONS UNDER PROVISIONS OF R.S. § 18:5-87

*Note: In a "Consolidated" School District, lines 17 to 23 must first be filled in.

R. S. § 18:5-84 (Lines 1 to 7)

1.	Average of equalized valuations (page 1, line 3)	$ 894,175,470.00
*2.	Gross School District Debt outstanding and authorized and unissued (not including proposed issue)	$ 34,202,000.00
3.	Less: Sinking funds held for payment of School Debt, by Sinking Fund Commission	$ None
4.	Net debt for school purposes (line 2, minus line 3)	$ 34,202,000.00
5.	Debt deduction for school purposes: 4 % (as per line D below)	$ 35,367,019.12
	(a) 2½% Kindergarten or Grade 1 through Grade 6	
	(b) 3 % Kindergarten or Grade 1 through Grade 8	
	(c) 3½% Kindergarten or Grade 1 through Grade 9	
	(d) 4 % Kindergarten or Grade 1 through Grade 12	
6.	Available debt deduction (excess, if any, of line 5 over line 4 — enter on page 2, line 3 as "Deduction," not exceeding, however, the "Amount" shown in that line.)	$ 1,165,019.12
*7.	School District Bonds about to be authorized	$ 2,460,000.00

Note: Omit lines 8 to 13, if line 6 equals or exceeds line 7

R. S. § 18:5-85 (Lines 8 to 13)

8.	Excess of line 7 over line 6	$ 1,294,980.88
9.	Municipal Debt Limit (3½% of line 1 above)	$ 30,946,141.73
10.	Net Debt (page 2, line 2)	$ 25,447,225.00
11.	Available Municipal Borrowing Margin (excess, if any, of line 9 over line 10)	$ 5,498,916.73
12.	Use of Municipal Borrowing Margin (line 8 not exceeding line 11)	$ 1,294,980.88
13.	Remaining Municipal Borrowing Margin after authorization of proposed School District Bonds (line 11 minus line 12)	$ 4,203,935.85

Note: Omit lines 14 to 16, if line 11 equals or exceeds line 8

R. S. § 18:5-86 (lines 14 to 16)

14.	Amount of line 7		$
15.	Amount of Deduction:		
	(a) Amount of line 6	$	
	(b) Amount of line 11	$	
	Total		$
16.	Excess of line 14 over line 15		$

17. Total of average equalized valuation basis of each municipality in whole School District

MUNICIPALITY	AMOUNT	
	$	
	$	
	$	
	$	
	$	$

18. Gross School District Debt outstanding and authorized and unissued (not including proposed issue) $

19. Less: School District Debt apportioned to other municipalities, N.J.S. 40A:2-43
Total of average equalized valuation basis of each municipality in whole School District
$ ..... (line 17, minus line 1) $ .....,
equals $ ....., times line 18
$
Divided by total of average equalized valuation basis of each municipality in whole School District
$ ..... (line 17) $ .....

20. Gross School District Debt of this municipality only (line 18 minus line 19) $ .....

21. School District Bonds about to be authorized $ .....

22. Less: Share of Bonds (line 21) apportioned to other municipalities, N.J.S. 40A:2-43
Total of average equalized valuation basis of each municipality in whole School District
$ ..... (line 17, minus line 1) $ .....,
equals $ ....., times line 21,
$ .....,
divided by total of average equalized valuation basis of each municipality in whole School District
$ ..... (line 17) $ .....

23. This local unit's share of Bonds about to be authorized (line 21 minus line 22) $ .....

*Note: In a "Consolidated" School District the amount shown on line 20 must be entered on line 2 and the amount shown on line 23 must be entered on line 7.

COMPUTATION AS TO INDEBTEDNESS FOR IMPROVEMENT OR EXTENSION OF AN EXISTING MUNICIPAL PUBLIC UTILITY, N.J.S. 40A:2-7(h); N.J.S. 40A:2-47(a)

Municipal Public Utility .....

1. Annual Debt Statement, December 31, 19....., excess in revenues of utility $.....
2. Less: Interest and debt redemption charges computed as provided in N.J.S. 40A:2-47(a) for all obligations heretofore authorized but not issued to the extent not already charged to income in annual debt statement. $.....
3. Excess in revenues remaining prior to authorization of proposed obligations (line 1 minus line 2) $.....
4. Interest and debt redemption charges calculated for the obligations about to be authorized (N.J.S. 40A:2-47(a))
   (a) Interest for one year at 4½% $.....
   (b) First installment of serial bonds legally issuable $.....
   (c) Total charges (Items (a) and (b)) $

Note: If line 3 equals or exceeds line 4, obligations may be authorized under the provisions of N.J.S. 40A:2-7(h) as limited by N.J.S. 40A:2-47(a).

I, W. G. Coward Acting, Director of the Division of Local Government in the Department of the Treasury of the State of New Jersey DO HEREBY CERTIFY that I have compared this copy of a Supplemental Debt Statement of the above local unit with the original Supplemental Debt Statement filed in the Office of the Director of the Division of Local Government in the Department of the Treasury of the State of New Jersey on ....., and that this is a true copy of said Statement and the whole thereof.

IN WITNESS WHEREOF, I have hereunto set my hand as Director of the Division of Local Government in the Department of the Treasury of the State of New Jersey, this ..... day of ....., 19..

W. G. Coward
W. G. Coward Acting Director.

CAPITAL BUDGET

Estimated Debt Service Requirements Based 1966-1971

Year	Present Debt Service Schedule		Estimated Debt Service Schedule 1966 Project		Estimated Debt Service Schedule 1967-71 Projects		Total Debt Service
	Principal	Interest	Principal	Interest	Principal	Interest	
Municipal Bonds*							
1966	$511,000	$232,132	$512,758	$494,469	—	—	$1,750,359
1967	404,000	209,315	512,758	473,961	$752,535	$393,107	2,745,676
1968	340,000	192,305	512,758	453,945	752,535	377,383	2,628,434
1969	340,000	176,765	412,758	432,945	752,535	361,659	2,576,662
1970	330,000	161,225	512,758	412,437	752,535	345,935	2,514,890
1971	330,000	134,685	512,758	391,929	752,535	330,211	2,463,118
School Bonds							
1966	662,000	527,515	56,000	44,800	—	—	—
1967	662,000	503,615	56,000	42,560	—	—	—
1968	655,000	479,845	56,000	40,320	—	—	—
1969	655,000	456,148	56,000	38,080	—	—	—
1970	655,000	432,450	56,000	35,840	—	—	—
1971	695,000	408,753	56,000	33,600	—	—	—

*Includes Bonds for redevelopment cash payment and incinerator authority. Bonds of parking authority and sewer authority are excluded.

STATEMENT OF BONDED INDEBTEDNESS AS OF MAY 1, 1966

(Giving Effect to Present Financing)

Gross Debt		
School Purposes:		
Issued and Outstanding	$19,078,000	
Authorized But Not Issued	3,349,000	
To Be Issued As Per Notice of Sale	7,605,000	
		$30,032,000
Municipal Purposes:		
Issued and Outstanding	10,619,700	
Authorized But Not Issued	4,919,600	
To Be Issued As Per Notice of Sale	4,840,000	
		20,379,300
Water Utility:		
Issued and Outstanding	2,372,050	
Authorized But Not Issued	8,883,300	
To Be Issued As Per Notice of Sale	2,585,000	
		13,840,350
Total Gross Debt		64,251,650
Deductions—Statutory		
For School Purpose	30,032,000	
For Water Utility Purpose	13,840,350	
Total		43,872,350
Statutory Net Debt		$20,379,300
Statutory Net Debt Percentage		2.40%

R-310 Disposal or Cooperation Agreement, plus Supporting Documentation, when required prior to approval of Part II for Land to be Redeveloped for Public or Non-Profit Use.

Assurance that lands shown in the Urban Renewal Plan to be redeveloped in public uses will be acquired and redeveloped by the City of Jersey City is contained in the Cooperation Agreement under Code No. R-305.

R-311 Statement as to whether Displacement and Housing Resources Data submitted with Part I are still valid.

Updated displacement and housing resources data including the results of a 100% site occupant survey conducted in September, 1967 are included herein under Code No. R-309.

PREPARED BY: ALVIN E. GERSHEN ASSOCIATES / TRENTON, NEW JERSEY